



**AGENDA, TROY CITY COUNCIL**  
**MONDAY, AUGUST 1, 2016, 7:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL (excuse Mr. Kendall) excuses by motion/second/roll call vote

PUBLIC HEARING: O-34-2016, Rezone part if IL 119 and 120, abandoned railroad property south of E. Race Drive from R-5, Single-Family Residential District, M-2, Light Industrial District

SUMMARY OF MINUTES July 18, 2016 Meeting motion/second/roll call vote

COMMITTEE REPORTS

RESOLUTIONS NONE

ORDINANCES

O-34-2016	Rezone part of IL 119 and 120, abandoned railroad property south of E. Race Drive from R-5 Single-Family Residential District, M-2, Light Industrial District. PUBLIC HEARING 8-1-2016	2 <sup>nd</sup> Reading
O-37-2016	Dedication, 1.150 acres of IL 10577 as right-of-way, located along the west side of Troy-Sidney Rd.	1 <sup>st</sup> Reading
O-38-2016	Dedication, 0.925 acres of ILs 7133, 7134, 7135 as right-of-way, located along East Staunton Rd. and Old Staunton Rd.	1 <sup>st</sup> Reading
O-39-2016	Award the deposit of public funds	EMERGENCY 1 <sup>st</sup> Reading
O-40-2016	Finalization of sale of part of Duke Park North to the Miami County Park District	EMERGENCY 1 <sup>st</sup> Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

**CITY OF TROY MISSION STATEMENT:**

*Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.*

# DISPOSITION OF ORDINANCES AND RESOLUTIONS

Date of Meeting: Aug. 1, 2016

## Troy City Council Meeting

DESCRIPTION	RESOLUTION NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
	<b>ORDINANCE NO.</b>						
Rezone part IL 119 & 120 behind part of Race Drive	O-34-2016	7/18/2016			8/1/2016		
Right-of-way dedication, along Troy-Sidney Rd	O-37-2016						
Right-of-way dedication, along E. Staunton/Old Staunton	O-38-2016						
Award deposit of public funds	O-39-2016						
Final Sale of land to County Park Dist.	O-40-2016						

## MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, July 18, 2016, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Oda, Phillips, Schweser, Snee, Terwilliger and Tremblay.

Upon motion of Mr. Kendall, seconded by Mr. Tremblay, Mr. Twiss was excused from this meeting by unanimous roll call vote.

Presiding Officer: Martha A. Baker President of Council

Others Present: Michael L. Beamish Mayor  
Patrick E. J. Titterington Director of Public Service and Safety  
Grant D. Kerber Director of Law  
John E. Frigge Auditor

INVOCATION: The meeting began with an invocation given by Mr. Schweser, followed by the Pledge of Allegiance.

INTRODUCTIONS: Recently appointed Firefighters Thomas Reed and Patrick O'Neill were introduced.

MINUTES: The Clerk gave a summary of the minutes of the July 5, 2016 meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Phillips, seconded by Mr. Heath, to approve these minutes. Motion passed by unanimous roll call vote.

### COMMITTEE REPORTS:

Streets and Sidewalks Committee: Mr. Phillips, Chairman, reported as follows:

1. Committee recommends that legislation be prepared authorizing the Director of Public Service & Safety to advertise for bids and enter into a contract for the Sidewalk Improvement Program Phase 9 at a cost not to exceed \$300,000.  
Discussion. Mrs. Oda asked how many sidewalk phases there will be. Mr. Titterington stated an entire round of the City has not been done, there will also be in-fill sidewalks to be constructed, and then previous phases will need to be reviewed.
2. Committee recommends the consent legislation provided by the Ohio Department of Transportation (ODOT) be approved regarding ODOT's microsurfacing project to include the paving of a small portion of SR 55 in State FY 2017 at no cost to the City.
3. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to file an application for Ohio Public Works Commission (OPWC) funds for the McKaig Road Improvement Phase IV (project scope includes roadway reconstruction/paving, sidewalk/curb/gutter, and utility work; project area is from the alley west of Lake Street to the I-75 overpass). OPWC funding will not exceed \$600,000. As the application deadline is July 25, Committee supports emergency legislation.

Reports signed by Heath, Snee and Phillips.

CITIZEN COMMENTS – NONE.

### RESOLUTION NO. R-30-2016

A RESOLUTION AUTHORIZING DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Kendall moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Heath, Oda, Terwilliger, Schweser, Tremblay, Phillips, Kendall and Snee.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Phillips.

Yes: Oda, Terwilliger, Schweser, Tremblay, Phillips, Kendall, Snee and Heath.

No: None.

RESOLUTION ADOPTED

## RESOLUTION NO. R-31-2016

A RESOLUTION AUTHORIZING CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING OF STATE ROUTE 55 WITHIN THE RIGHT-OF-WAY OF THE CITY OF TROY, OHIO IN FY 2017 AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Terwilliger, Schweser, Tremblay, Phillips, Kendall, Snee, Heath and Oda.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Kendall.

Yes: Schweser, Tremblay, Phillips, Kendall, Snee, Heath, Oda and Terwilliger.

No: None.

RESOLUTION ADOPTED

## RESOLUTION NO. R-32-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR PHASE 9 OF THE SIDEWALK REPAIR PROGRAM

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Tremblay, Phillips, Kendall, Snee, Heath, Oda, Terwilliger and Schweser.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Phillips, Kendall, Snee, Heath, Oda, Terwilliger, Schweser and Tremblay.

No: None.

RESOLUTION ADOPTED

## ORDINANCE NO. O-33-2016

ORDINANCE AMENDING ORDINANCE NO. O-3-2016 FIXING SALARIES AND WAGES OF CERTAIN EMPLOYEES OF THE CITY OF TROY, OHIO

This Ordinance was given first title reading.

Mrs. Oda moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Kendall, Snee, Heath, Oda, Terwilliger, Schweser, Tremblay and Phillips.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Heath.

Yes: Snee, Heath, Oda, Terwilliger, Schweser, Tremblay, Phillips and Kendall.

No: None.

ORDINANCE ADOPTED

## ORDINANCE NO. O-34-2016

ORDINANCE CHANGING THE ZONING OF PART OF OUTLOTS 119 AND 120 (PARCEL NO. D08-096930) IN THE CITY OF TROY, OHIO FROM THE ZONING OF R-5, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO M-2, LIGHT INDUSTRIAL DISTRICT

This Ordinance was given first title reading.

## ORDINANCE NO. O-35-2016

ORDINANCE APPROVING THE INVESTMENT POLICY OF THE CITY OF TROY

This Ordinance was given first title reading.

Mr. Heath moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Heath, Oda, Terwilliger, Schweser, Tremblay, Phillip, Kendall and Snee.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Schweser.

Yes: Oda, Terwilliger, Schweser, Tremblay, Phillips, Kendall, Snee and Heath.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-36-2016  
ORDINANCE IMPOSING MORATORIUM FOR A PERIOD OF ONE HUNDRED AND EIGHTY DAYS ON THE  
GRANTING OF ANY PERMIT ALLOWING RETAIL DISPENSARIES, CULTIVATORS, OR PROCESSORS OF  
MEDICAL MARIJUANA WITHIN THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Discussion.

In response to Mrs. Oda, Mr. Titterington advised that no application had been filed as the State law is not yet in place. In response to Mrs. Baker, Mr. Titterington and Mr. Kerber advised that the City could consider additional legislation prior to the moratorium expiring.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Terwilliger, Schweser, Tremblay, Phillips, Kendall, Snee, Heath and Oda.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Schweser, Tremblay, Phillips, Kendall, Snee, Heath, Oda and Terwilliger.

No: None.

ORDINANCE ADOPTED

COMMENTS OF THE MAYOR: Mayor Beamish commented thanked Mr. Schweser for his invocation and comments regarding concern for victims of violence. The Mayor noted that France is the featured country for the Festival of Nations this year, and at a Festival of Nations gathering, there was a moment of silence in memory of those killed in a terrorist attack in Nice, France.

COMMENTS OF AUDITOR: Mr. Frigge thanked Council for approving the updated investment policy.

COUNCIL COMMENTS:

Mr. Heath noted that the Festival of Nations will be held August 20.

There being no further business, Council adjourned at 7:25 p.m.

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Clerk of Council

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President of Council

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: July 18, 2016

FROM: Finance Committee

SUBJECT: UNIFORM DEPOSITORY ACT

SUMMARY: *(to be read at Council meeting)*

This Committee met July 18 to review the City Auditor's recommendations for authorizing bank depository agreements.

RECOMMENDATION: *(to be read at Council meeting)*

We support the recommendation of the City Auditor and recommend that legislation be prepared to authorize bank depository agreements with the financial institutions U. S. Bank, N.A., Troy, MainSource Bank, Fifth Third Bank, Minster Bank, and Unity National Bank. With the August 22 expiration of the current agreements, we ask that the legislation be presented as an emergency measure.

Respectfully submitted,

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John W. Schweser

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Douglas W. Tremblay

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Thomas M. Kendall, Chairman  
Finance Committee

DETAILED REPORT:

On July 18, 2016, this committee met to review the recommendation of the City Auditor regarding authorizing bank depository agreements. Also attending the meeting were Mayor Beamish, Council President Baker, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

The Auditor has received bank depository agreements for public funds, as authorized by Resolution No. R-28-2016. By state law, this process is required every five years, and permits the City to keep active, inactive and interim deposits invested. The current agreements expire August 22.

The Auditor is recommending that the Central Depository continue to be U.S. Bank, N.A., Troy and that the City's Payroll Account continue to be MainSource Bank. To provide the Auditor with flexibility, and has been the practice, Mr. Frigge recommends all the responding financial institutions be declared depositories for the active, inactive and interim funds. The financial institutions, in addition to U. S. Bank, N.A., Troy and MainSource Bank, would be Fifth Third Bank, Minster Bank, and Unity National Bank.

RECOMMENDATION: We support the recommendation of the City Auditor and recommend that legislation be prepared to authorize bank depository agreements with the five financial institutions listed above. With the August 22 expiration of the current agreements, we ask that the legislation be presented as an emergency measure.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk  
staff, media, file

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council  
FROM: Law & Ordinance Committee  
SUBJECT: DEDICATION OF RIGHT-OF-WAY AT TWO LOCATIONS: 1.150 ACRES OF EXISTING INLOT 10577 AND 0.925 ACRES OF EXISTING INLOTS 7133, 7134, AND 7135

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met on July 18 to consider the recommendation of the Troy Planning Commission that Council accepts the dedication of right-of-way at two locations within the City.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the dedication of the following rights-of-way, as recommended by the Troy Planning Commission:

1. 1.150 acres of existing Inlot 10577 along the west side of Troy-Sidney Road.
2. 0.925 acres of existing Inlots 7133, 7134, and 7135 along the 1400 block of East Staunton Road and the 1500 block of Old Staunton Road.

Respectfully submitted,

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Bobby W. Phillips

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Lynne B. Snee

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John W. Schweser, Chairman  
Law & Ordinance Committee

DETAILED REPORT:

This Committee met on July 18, 2016 to consider the recommendations of the Troy Planning Commission that the dedication of right-of-way be approved for two locations listed below. The meeting was also attended by Mayor Beamish, Council President Baker, Council Member Tremblay, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

1. DEDICATION OF RIGHT-OF-WAY – ALONG THE WEST SIDE OF THE 1500 BLOCK OF TROY-SIDNEY ROAD, PART OF DUKE PARK NORTH – DEDICATION OF 1.150 ACRES OF EXISTING IL 10577. The 116.128 acre parcel of the land previously known as the Huelskamp Farm, now known as Duke Park North, is being replatted into four separate lots with new inlot numbers for future development and sale of property not needed for a public purpose. The replat can be approved by the City Engineer. As part of the replat, 1.150 acres of existing IL 10577 along the west side of Troy-Sidney Road is being dedicated as right-of-way, and such dedication can only be accepted by Council.
2. DEDICATION OF RIGHT-OF-WAY – ALONG THE SOUTH SIDE OF THE 1400 BLOCK OF EAST STAUNTON ROAD AND THE 1500 BLOCK OF OLD STAUNTON ROAD – DEDICATION OF 0.925 TOTAL ACRES OF EXISTING INLOTS 7133, 7134 AND 7135. A 3.737 acre parcel along the 1400 block of East Staunton Road and the 1500 block of Old Staunton Road is being replatted into three lots by the property owner. The replat can be approved by the City Engineer. As part of the replat, 0.925 acres of existing Inlots 7133, 7134, and 7135 are being dedicated as right-of-way, and such dedication can only be accepted by Council.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the dedication of the following rights-of-way, as recommended by the Troy Planning Commission:

1. 1.150 acres of existing Inlot 10577 along the west side of Troy-Sidney Road.
2. 0.925 acres of existing Inlots 7133, 7134, and 7135 along the 1400 block of East Staunton Road and the 1500 block of Old Staunton Road.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterton, Clerk, staff, media

COMMITTEE REPORT  
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: July 27, 2016

FROM: Recreation & Parks Committee

SUBJECT: AUTHORIZING FINALIZATION OF REAL ESTATE PURCHASE TO THE MIAMI COUNTY PARK DISTRICT

SUMMARY: *(to be read at Council meeting)*

On July 26, 2016, this Committee met to consider recommending the finalization of the sale of a portion of Duke Park North (formerly the Huelskamp Farm) to the Board of Commissioners of Miami County Park District (County Park District). Council previously authorized a Real Estate Purchase Option Agreement for the land to be sold to the County Park District. Having received notice of the approval of a grant to fund the land purchase, the County Park District is exercising the option to purchase the land at \$7,100 per acre, which land has been surveyed at approximately 40.630 acres.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to finalize the sale of approximately 40.630 acres of Duke Park North to the Board of Commissioners of Miami County Park District as authorized by the Real Estate Purchase Option Agreement between the City and the County Park District. So that the purchase and transfer of land can be completed when requested, we support emergency legislation.

Respectfully submitted,

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Robin I. Oda

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Douglas W. Tremblay

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Brock A. Heath, Chairman  
Recreation & Parks Committee

DETAILED REPORT:

On July 26, 2016, this Committee met to consider recommending the finalization of the sale of a portion of Duke Park North (formerly the Huelskamp Farm) to the Board of Commissioners of Miami County Park District (County Park District). Also attending the meeting were the Director of Public Service and Safety and members of the City staff.

In November 2015, Council authorized the execution of a Real Estate Purchase Option Agreement with the Board of Commissioners of Miami County Park District related to the County Park District purchasing approximately 38 acres of the land of the Paul G. Duke Park for \$7,100 per acre. Having received notice of the approval of a grant to fund the land purchase, the County Park District is exercising the option. Based on a survey, the acreage that will be sold is approximately 40.630 acres. This acreage is located along the river, and is not needed by the City for a public purpose. Based on the nature of the grant to provide the funding, the County Park District will be required to maintain the land for passive recreational purposes.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to finalize the sale of approximately 40.630 acres of Duke Park North to the Board of Commissioners of Miami County Park District as authorized by the Real Estate Purchase Option Agreement between the City and the County Park District. So that the purchase and transfer of land can be completed when requested, we support emergency legislation.

Cc: Council, Mayor Beamish, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff



**ORDINANCE No.** O-34-2016

Davies Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF PART OF  
OUTLOTS 119 AND 120 (PARCEL NO. D08-096930) IN  
THE CITY OF TROY, OHIO FROM THE ZONING OF R-5,  
SINGLE-FAMILY RESIDENTIAL DISTRICT, TO M-2,  
LIGHT INDUSTRIAL DISTRICT**

**WHEREAS**, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone of part of Outlots 119 and 120 (Parcel # D08-096930) in the City of Troy, and

**WHEREAS**, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

**WHEREAS**, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Troy, Ohio as follows:

**SECTION I:** That the zoning of part of Outlots 119 and 120 (Parcel # D08-096930) from the zoning of R-5, Single-Family Residential District, to the zoning of M-2, Light Industrial District is hereby approved.

**SECTION II:** That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

\_\_\_\_\_  
Mayor



City of Troy

## MEMORANDUM

TO: Mrs. Baker, President, Troy City Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: July 1, 2016

SUBJECT: **REPORT OF THE PLANNING COMMISSION ON THE REZONING OF PART OF OUTLOTS 119 & 120, ABANDONED RAILROAD PROPERTY LOCATED SOUTH OF A PORTION OF E. RACE DRIVE, FROM R-5, SINGLE FAMILY RESIDENTIAL DISTRICT, TO M-2, LIGHT INDUSTRIAL DISTRICT**

On June 22, 2016, the Troy Planning Commission considered the rezoning of Part of Outlots 119 and 120 (Parcel # DO8-096930) from R-5, Single-Family Residential District, to the zoning of M-2, Light Industrial District. This is 2.6942 acres of abandoned railroad property, located south of E. Race Drive, abutting the lots with addresses of 910 E. Race Drive to 1112 E. Race Drive. The rezoning property owner/applicant is Habitat for Humanity.

In 2010, this property had split zoning of R-5, Single Family Residential, and M-3, General Industrial district. Habitat for Humanity had a vision for the property which included an extension of Jeep Street to the west to connect with S. Union Street for a project that would result in 14 new residential lots with the opportunity of a large scale neighborhood to the south. The property was rezoned entirely to the R-5, Single Family Residential District, to accommodate the then plan of Habitat for Humanity. However, due to the cost of the project and the large parcel to the south (zoned M-3, General Industrial) not being suitable for residential development, Habitat has opted to abandon the Jeep Street extension project and has requested the property be rezoned for industrial use. If rezoned to M-2, Habitat for Humanity could then sell the land to the contiguous business, Spectracam, so that Spectracam can expend their facility.

The parcel proposed for rezoning touches Jeep Street, which provides frontage (although this portion of Jeep Street is not yet paved). The property runs along the south property line of nine residential properties and to the west of one residential property. The impact to the surrounding residential areas will be minimal due to the unique topography and the natural buffer already in place, which consists of an earthen berm and heavy tree density. A buffer between the residential zoning district and the industrial district is required by the City of Troy Zoning Code.

The Zoning Code describes the "M-2" Light Industrial District as designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that the rezoning be approved for part of Outlots 119 and 120, consisting of 2.6942 acres of abandoned railroad property, located south of E. Race Drive, abutting the lots with addresses of 910 E. Race Drive to 1112 E. Race Drive, from R-5, Single-Family Residential District, to the zoning of M-2, Light Industrial District, as submitted, and based on the findings of staff that:

- The area has the same zoning with two connecting parcels as the proposed zoning classification;
- The property already provides a required buffer between the residential properties and proposed industrial property;
- The parcel meets the required bulk requirements for an M-2 zoned property and fits the proposed use well;
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The rezoning would enable utilization of a currently unutilized property.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the August 1 meeting of Council.

encl.

**REZONING APPLICATION, FOR PART OF OUTLOTS 119 AND 120, CONSISTING OF 2.6942 ACRES OF ABANDONED RAILROAD PROPERTY, LOCATED SOUTH OF E. RACE DRIVE, ABUTTING THE LOTS WITH ADDRESSES OF 910 E. RACE DRIVE TO 1112 E. RACE DRIVE. THE REZONING IS FROM R-5, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO THE ZONING OF M-2, LIGHT INDUSTRIAL DISTRICT; OWNER/APPLICANT: HABITAT FOR HUMANITY.**

Staff reported: Bill Horstman, Habitat for Humanity Executive Director, has applied for the rezoning of Parcel #D08-096930; the property is zoned R-5, Single Family Residential; request is for M-2, Light Industrial District; property consists of 2.6942 acres located south of Race Dr.; surrounding zoning districts predominately include R-5, Single-Family Residential to the north, east and west and M-3 General Industrial District to the south; in 2010, this property had split zoning of R-5 Single Family Residential and M-3 General Industrial district; Habitat for Humanity had a vision for the property which included an extension of Jeep Street to the west to connect with S. Union St. to develop residential lots and the property was rezoned to only the R-5 district; due to the cost of the project and the large parcel to the south (zoned M-3 General Industrial) not being suitable for residential development, Habitat has opted to abandon the Jeep Street extension project and is proposing the property be rezoned for industrial use as it has previously shared; the rezoning would allow for the contiguous business, Spectracam, to purchase the property for their business; the parcel proposed for rezoning touches Jeep Street which provides frontage (although this portion of Jeep Street is not yet paved); it runs along the south property line of nine residential properties and to the west of one residential property; the impact to the surrounding residential areas will be minimal due to the unique topography and the natural buffer already in place, which consists of an earthen berm and heavy tree density; a buffer between the residential zoning district and the industrial district is required by the City of Troy Zoning Code, the Zoning Code describes the "M-2" Light Industrial District as designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district; these performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities; the Comprehensive Plan's Future Land Use shows the surrounding area to be predominately residential use with future industrial use to the south; the criteria on which to base a rezoning should be recommended:

*(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.*

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) "To separate incompatible land uses and to cluster compatible and mutually supportive land uses".
- 1131.02(r) "To direct particular land uses to the parcels of land best suited for them..."

The rezoning is consistent with the above listed intentions of the Zoning Code. The industrial use of the property fits well with the current uses that exist in the area.

*(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.*

The application was not submitted based upon any changing conditions in the area.

*(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.*

The use would be permitted on the existing parcels of land currently zoned M-2 to the proposed rezoning parcel. In addition, the use would also be allowed in the surrounding M-3 zoning district that exists to the south.

*(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.*

All utilities are provided or are available to this parcel.

*(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.*

There is no available land zoned M-2 Light Industrial in the area, however, a large parcel of land zoned M-3 General Industrial exists to the south of this parcel.

*(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.*

Not applicable in this request.

Staff did not recommend a public hearing be held by the Commission and recommended approval of the rezoning application based on:

- The area has the same zoning with two (2) connecting parcels as the proposed zoning classification;
- The property already provides a required buffer between the residential properties and proposed industrial property;
- The parcel meets the required bulk requirements for an M-2 zoned property and fits the proposed use well;
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The rezoning would enable utilization of a currently unutilized property.

The Commission discussed that there does seem to be a good natural buffer. In response to Mr. Titterington regarding extending the area to be rezoned to Williams Street, it was stated that the rezoning follows the current parceling of the land and Spectracam does not need the area to Williams Street. Mayor Beamish summarized that by Habitat selling this un-needed property will make it possible for Spectracam to expand their

**PUBLIC HEARING:** A motion was made by Mr. Titterington, seconded by Mr. McGarry, that the Planning Commission not hold a public hearing on the rezoning of part of Outlots 119 and 120.

**MOTION PASSED, UNANIMOUS VOTE**

**REZONING APPLICATION:** A motion was made by Mayor Beamish, seconded by Mr. Wolke, that the Troy Planning Commission recommends to Troy City Council that the rezoning be approved for part of Outlots 119 and 120, consisting of 2.6942 acres of abandoned railroad property, located south of E. Race Drive, abutting the lots with addresses of 910 E. Race Drive to 1112 E. Race Drive, from R-5, Single-Family Residential District, to the zoning of M-2, Light Industrial District, as submitted, and based on the findings of staff that:

- The area has the same zoning with two (2) connecting parcels as the proposed zoning classification;
- The property already provides a required buffer between the residential properties and proposed industrial property;
- The parcel meets the required bulk requirements for an M-2 zoned property and fits the proposed use well;
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code;
- The rezoning would enable utilization of a currently unutilized property.

**MOTION PASSED, UNANIMOUS VOTE**

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	June 22, 2016
SUBJECT:	Rezoning Parcel #D08-096930-Part Out lots 119 and 120
OWNER:	Habitat for Humanity
APPLICANT:	Habitat for Humanity-Bill Horstman, Executive Director

#### **BACKGROUND:**

Bill Horstman, Habitat for Humanity Executive Director, has applied for Planning Commission to consider allowing the rezoning of Parcel #D08-096930. Currently the property is zoned R-5, Single Family Residential, and the applicant requests that the zoning of the parcel be rezoned to M-2, Light Industrial District.

The property consists of 2.6942 acres located south of Race Dr. The surrounding zoning districts predominately include R-5, Single-Family Residential to the north, east and west and M-3 General Industrial District to the south. A map depicting the surrounding zoning districts has been attached to this report

#### **DISCUSSION:**

In 2010, this property had split zoning of R-5 Single Family Residential and M-3 General Industrial district. Habitat for Humanity had a vision for the property which included an extension of Jeep Street to the west to connect with S. Union St. This project would result with 14 new residential lots with the opportunity of a large scale neighborhood to the south. As a result, the property was rezoned entirely to the R-5 Single Family Residential District.

Due to the cost of the project and the large parcel to the south (zoned M-3 General Industrial) not being suitable for residential development, Habitat has opted to abandon the Jeep Street extension project and is proposing the property be rezoned for industrial use as it has previously shared. The rezoning would allow for the contiguous business, Spectracam, to purchase the property for their business.

The parcel proposed for rezoning touches Jeep Street which provides frontage (although this portion of Jeep Street is not yet paved). The property runs along the south property line of nine (9) residential properties and to the west of one (1) residential property. The impact to the surrounding residential areas will be minimal due to the unique topography and the natural buffer already in place, which consists of an earthen berm and heavy tree density. A buffer between the residential zoning district and the industrial district is required by the City of Troy Zoning Code. Pictures of this area have been attached to this report.

The Zoning Code describes the "M-2" Light Industrial District as designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate

such uses in order to prohibit congestion and for the protection of adjacent residential and business activities.

A comparison between the permitted uses of the R-5 Residential District and the M-2 Light Industrial districts is included with this report.

The Comprehensive Plan's Future Land Use (Figure 14-4) shows the surrounding area to be predominately residential use with future industrial use to the south.

**In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:**

*(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.*

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) "To separate incompatible land uses and to cluster compatible and mutually supportive land uses".
- 1131.02(r) "To direct particular land uses to the parcels of land best suited for them..."

The rezoning is consistent with the above listed intentions of the Zoning Code. The industrial use of the property fits well with the current uses that exist in the area.

*(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.*

The application was not submitted based upon any changing conditions in the area.

*(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.*

The use would be permitted on the existing parcels of land currently zoned M-2 to the proposed rezoning parcel. In addition, the use would also be allowed in the surrounding M-3 zoning district that exists to the south.

*(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.*

All utilities are provided or are available to this parcel.

*(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.*

There is no available land zoned M-2 Light Industrial in the area, however, a large parcel of land zoned M-3 General Industrial exists to the south of this parcel.

*(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.*

Not applicable in this request.

#### **PUBLIC HEARING:**

Due to the straight forward nature of the rezoning request and the fact that the topography provides protection as a buffer for surrounding residential properties, and that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

#### **RECOMMENDATION:**

Staff is advocating that the Planning Commission recommend approval of the rezoning from R-5, Single Family Residential District to M-2, Light Industrial District, based on the following:

- The area has the same zoning with two (2) connecting parcels as the proposed zoning classification; and
- The property already provides a required buffer between the residential properties and proposed industrial property; and
- The parcel meets the required bulk requirements for an M-2 zoned property and fits the proposed use well; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The rezoning would enable utilization of a currently unutilized property.



20160997

Scheduled Planning Commission Meeting  
(Held every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month at 3:30 p.m.)

Date Requested: June 22, 2016  
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed May 11, 2016  
Accepted by SE  
Filing Fee Pd 150  
Receipt # 20160986

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT**  
**CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at Jeep Street extension/Floral Avenue

being lot number(s) Part Outlots, 119 & 120 (Street Address)  
D08-096930 from R-5 to M-2  
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

**OWNER**

**APPLICANT**

Name <u>Habitat for Humanity</u>	Name <u>(same)</u>
Address <u>150 East Race Street</u>	Address _____
City <u>Troy</u>	City _____
State <u>Ohio</u>	State _____
Zip Code <u>45373</u>	Zip Code _____
Phone No. <u>(937) 332-3763</u>	Phone No. _____
Fax No. <u>Bill Horstman, Executive Director</u>	Fax No. _____
Email _____	Email _____

The applicant is the owner of the property, which is subject to this application.  
(State the interest of the applicant)

**PLEASE PROVIDE THE FOLLOWING:**

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
  - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
  - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
  - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
    - i. Include one (1) copy of County Tax Maps
    - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

*[Signature]*

(Applicant Signature)

Subscribed and sworn to before me this 26<sup>th</sup> day of May, 2016

My Commission Expires

*[Signature]*  
(Month/Date/Year)



ALAN M. KAPPERS, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration  
date Section 147.68-0 R. (This Line)

*[Signature]*

(Notary Public)

**REQUIRED DOCUMENTS:**

EXHIBIT A	Reasons for Zoning Reclassification
EXHIBIT B	Legal Description
EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
EXHIBIT E	Property Owners List within 250 feet of parcel
Labels	Two (2) Sets of Mailing Labels of Property Owners
Copies	(1) Complete Sets in a reproducible format 11"x17"
Map(s)	One (1) County Tax Map(s)
Filing Fee	Check issued to City of Troy for \$150.00

Additional Documentation (List):

(15) Cc

**PLANNING COMMISSION DISPOSITION:**

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

**CITY COUNCIL DISPOSITION:**

1<sup>st</sup> Reading: 2<sup>nd</sup>: 3<sup>rd</sup>: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Revised 10/25/11

## **EXHIBIT A**

### **REASON FOR ZONING CHANGE**

Applicant had previously received a zoning change for this real estate from split zoning (R-5/M-3) to R-5 when it purchased the real estate. It was purchased with the intention of extending Jeep St. and developing the property into lots for its programs. Applicant has determined that the development will not take place since the extension of Jeep St. is not financially feasible. So it would like to sell the real estate.

Applicant has entered into a sales agreement with the owner of Spectracam for the Purchase of this real estate. This real estate is contiguous to the current Spectracam real estate, which is zoned M-2. Spectracam wishes to use this real estate as a parking lot and storage area for its business. The sales agreement is conditioned upon the rezoning of this real estate. Thus, Applicant requests that the real estate's zoning be changed from R-5 to M-2.

**EXHIBIT B**

**LEGAL DESCRIPTION**

(See Attached)



Situate in the State of Ohio, County of Miami, City of Troy and being parts of Outlots 119 and 120, in said City, more particularly described as follows:

Beginning at an iron pin which marks the Southeast corner of Inlot 3177 in Cloverdale Addition as shown on Miami County Recorder's Record of Plats Book 4, Page 77; thence South  $53^{\circ} 54' 05''$  East with the North line of the CSX Railroad right-of-way same being the South line and extension of the South line of Cloverdale Addition, a total distance of 30.0 feet to a P.K. nail in the centerline of Floral Avenue same being the place of beginning of the parcel herein described;

Thence South  $34^{\circ} 31' 29''$  West with the centerline of Floral Avenue, a total distance of 99.71 feet to a P.K. nail at the intersection with the North line of Jeep Street extended, witness an iron pin 30.0 feet distant on line next described which marks the Northwest corner of Floral Avenue and Jeep Street;

Thence North  $53^{\circ} 55' 25''$  West with the South line of the abandoned railroad right-of-way same being the North right-of-way line of Jeep Street and the extension thereof, a total distance of 851.35 feet to an iron pin marking the P.C. of a curve to the left having a radius of 2814.93 feet;

Thence Northwesterly along the South right-of-way of said railroad with said curve to the left a total arc distance of 319.33 feet to an iron pin, the central angle of this arc is  $6^{\circ} 29' 59''$  and the long chord of this arc bears North  $57^{\circ} 10' 19''$  West and is 319.16 feet in length;

Thence North  $29^{\circ} 34' 41''$  East crossing said railroad right-of-way a total distance of 100.00 feet to an iron pin;

Thence Southeasterly with a curve to the right having a radius of 2914.93 feet along the North right-of-way line of said abandoned railroad a total arc distance of 330.67 feet to an iron pin marking the P.T. of said curve the central angle of this arc is  $6^{\circ} 29' 59''$  and the long chord of this arc bears South  $57^{\circ} 10' 19''$  East a total distance of 330.49 feet;

Thence South  $53^{\circ} 54' 05''$  East with the North right-of-way line of said abandoned railroad and the South line of Cloverdale Addition and adjacent platted area, a total distance of 848.65 feet to the place of beginning.

The above described parcel contains a total of 2.6942 acres of which 1.5266 acres is a part of Outlot 120 and 1.1676 acres is a part of Outlot 119.

Description prepared by Richard W. Klockner, Professional Surveyor #4370, in accordance with a survey filed in the Miami County Engineer's Record of Lot Surveys Volume 23, Page 33.

EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

Situate in the City of Troy, County of Miami, in the State of Ohio and being part of Outlot 120 in said City, more particularly described as follows:

Beginning at an iron pin which marks the southeast corner of Inlot 3177 in Cloverdale as shown on Miami County Recorder's Record of Plats Book 4, Page 77; thence South  $53^{\circ} 54' 09''$  East with the North line of the former CSX Railroad right-of-way same being the South line and extension of the South line of Cloverdale Addition, a total distance of 30 feet to a P.K. nail in the centerline of Floral Avenue, same being the place of beginning of the parcel herein described;

Thence South  $34^{\circ} 31' 30''$  West with the centerline of Floral Avenue, a total distance of 99.71 feet to a P.K. nail at the intersection with the North line of Jeep Street extended; witness an iron pin 30 feet distant on line next described which marks the northwest corner of Floral Avenue and Jeep Street;

Thence North  $53^{\circ} 55' 25''$  West with the South line of the abandoned railroad right-of-way same being the North right-of-way line of Jeep Street a total distance of 562 feet to an iron pin set; thence North  $36^{\circ} 04' 35''$  East a distance of 99.89 feet to an iron pin set at a point on the South line of the Cloverdale Addition and the former North line of the CSX Railroad right-of-way; thence South  $53^{\circ} 54' 09''$  East along the South line and extension of Cloverdale Addition same being the North line of the former CSX Railroad right-of-way a total distance of 559.3 feet to a P.K. nail found in the centerline of Floral Avenue to the place of beginning.

The above described tract contains a total of 1.2842 acres of Outlot 120 and now known as Carpenter's Corner Section One as shown on Plat Book 19, Page 16 of the Miami County Recorder's Plat Records.

**EXHIBIT C**

**SUBJECT PROPERTY DIMENSION, ETC.**

(See Attached)

← DOB - 4000

NEEDS  
NOT TO SEE  
SEE LOT 19--

CSX  
PT. 117

PT.  
O.L. 117  
0327 AC.

PT. 119

225.70

O.L. 121 & 244  
O.L. 121 & 244  
O.L. 121 & 244

VOL. 4 PG. 110  
VOL. 5 PG. 3  
VOL. 7 PG. 159

PT  
O.L. 119  
10.523 AC.

Five Chargeurs  
DB 106-159

Habitat  
DB 100-310

SEE S.E. PLAT 64

JEOP STREET

PATTON STREET

140.00

20.00

DEC  
19-116  
248.00



# Proposed Jeep Street Extension



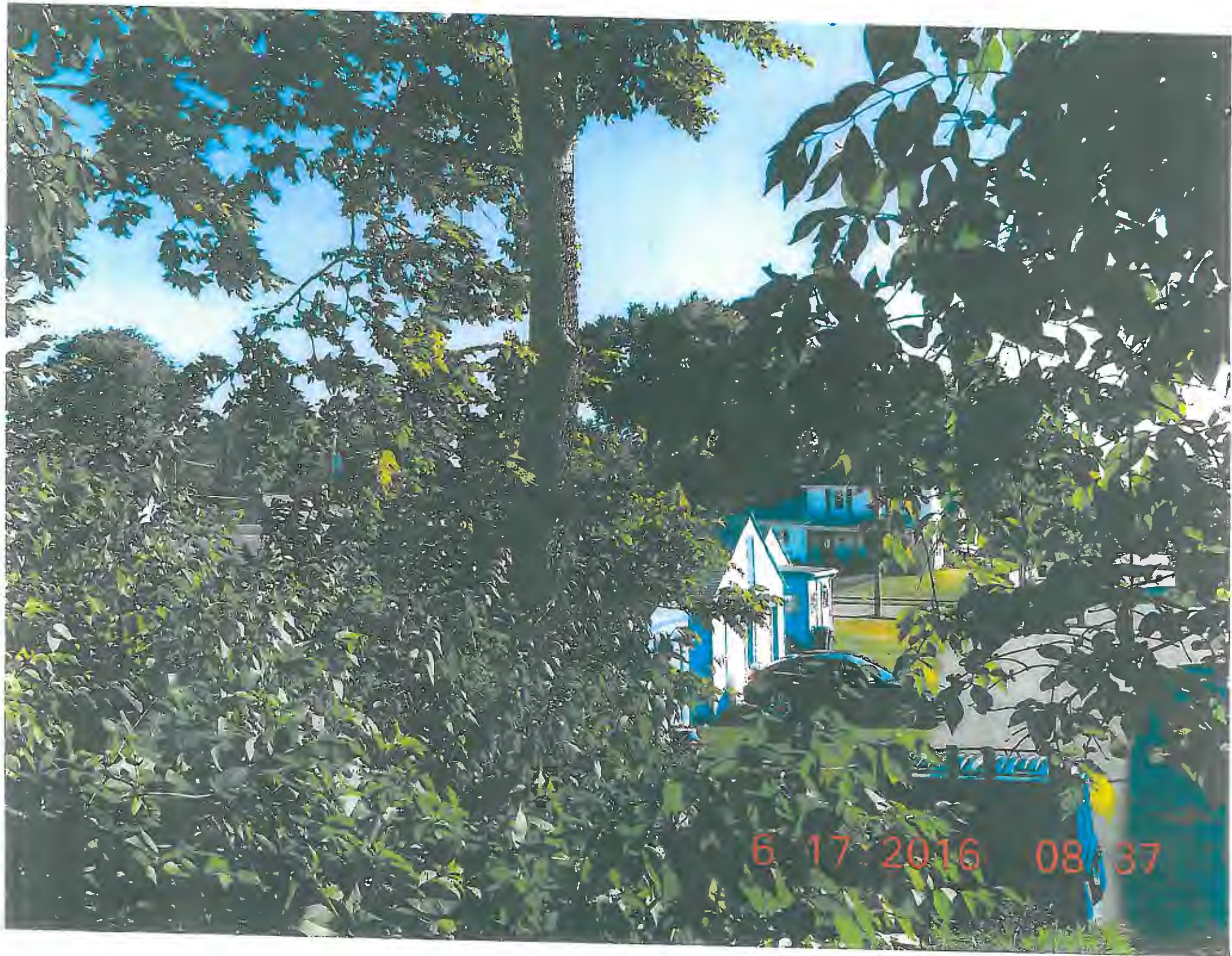




























6.17.2016 08:40





#### M-2 Principal Permitted Uses

- Agricultural implement sales and service.
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling or repair.
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal.
- Food brokers – retail, wholesale and storage without processing.
- Frozen food lockers.
- Garden stores.
- Government buildings, structures, or premises used exclusively by governments
- Government buildings, structures, or premises used exclusively by governments
- Heating, A/C, electric and plumbing sales, service and repair.
- Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments.
- Meat processing and packaging, exclusive of slaughtering.
- Medical and dental laboratories.
- Metal products, excluding structural steel and foundry products or prepared materials
- Moving and storage companies.
- Musical instruments – manufacturing, assembling or repair.
- Novelties, toys and rubber products – manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes.
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Private clubs.
- Public utility.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Sawing and planing mills.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities

#### R-5 Principal Permitted Uses

- Adult Family Home.
- Churches, chapels, temples, synagogues.
- Family Home.
- Foster Family Home.
- Public parks, playgrounds and community centers.
- Public utility.
- Schools – primary, intermediate and secondary – public or
- Single family dwellings.



**ORDINANCE No.** 0-37-2016

Dayton Legal Blank, Inc.

**ORDINANCE ACCEPTING THE DEDICATION OF A  
RIGHT-OF-WAY**

**WHEREAS**, a plat for the dedication of 1.150 acres of part of existing Inlot 10577, located along the west side of the 1500 block of Troy-Sidney Road, adjacent to Duke Park North, was presented to the Planning Commission of the City of Troy, Ohio, and

**WHEREAS**, such plat has been submitted to this Council for approval,

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Troy, as follows:

**SECTION I:** That 1.150 acres of part of existing Inlot 10577 in the City of Troy, Ohio, as shown on the attached plat as Exhibit "A", presented to Council and now on file with the Clerk of Council, is hereby dedicated to a public purpose.

**SECTION II:** That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said dedication plat for record in the Office of the Recorder of Miami County, Ohio.

**SECTION III:** That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: \_\_\_\_\_

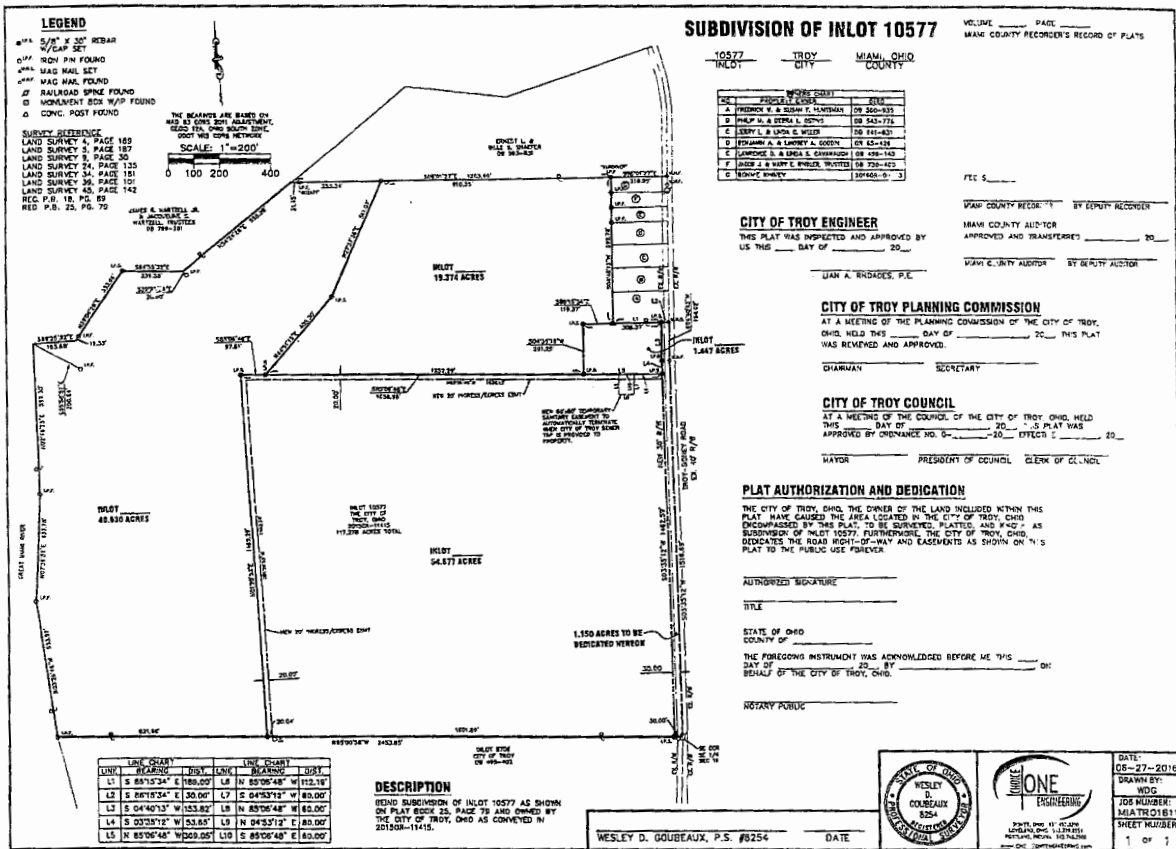
\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

**EXHIBIT "A"**



**ORDINANCE No.** O-38-2016

Dayton Legal Blank, Inc.

**ORDINANCE ACCEPTING THE DEDICATION OF A  
RIGHT-OF-WAY**

**WHEREAS**, a plat for the dedication of 0.925 acres of part of existing Inlots 7133, 7134, and 7135, located along the south side of the 1400 block of East Staunton Road and the 1500 block of Old Staunton Road, was presented to the Planning Commission of the City of Troy, Ohio, and

**WHEREAS**, such plat has been submitted to this Council for approval,

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Troy, as follows:

**SECTION I:** That 0.925 acres of part of existing Inlots 7133, 7134, and 7135 in the City of Troy, Ohio, as shown on the attached plat as Exhibit "A", presented to Council and now on file with the Clerk of Council, is hereby dedicated to a public purpose.

**SECTION II:** That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said dedication plat for record in the Office of the Recorder of Miami County, Ohio.

**SECTION III:** That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: \_\_\_\_\_

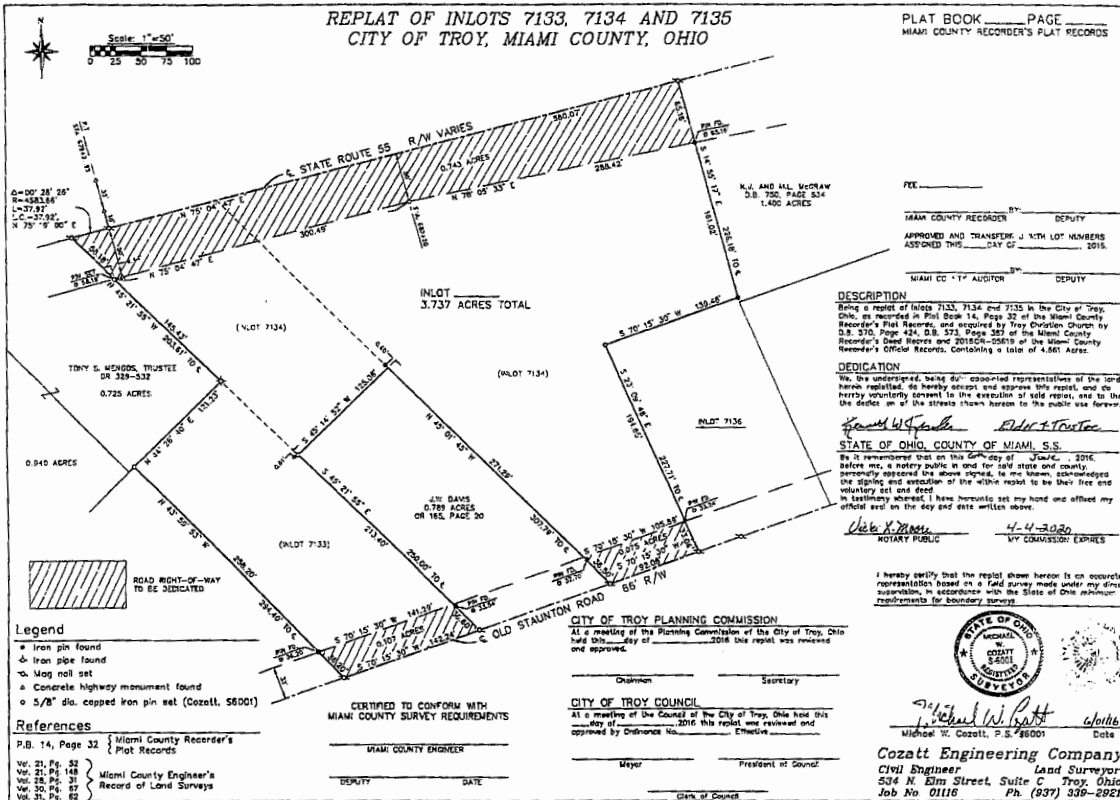
\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

EXHIBIT "A"



**ORDINANCE No.** O-39-2016

Draft Legal Blank, Inc.

**ORDINANCE AUTHORIZING THE DEPOSIT OF PUBLIC FUNDS  
OF THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY**

**WHEREAS**, the present depository agreements for deposit of public monies of the City of Troy, Ohio, expire on August 22, 2016, and

**WHEREAS**, the Council, by Resolution No. R-28-2016, estimated the aggregate maximum amount of public funds that could be awarded, and

**WHEREAS**, bids were received for Active, Inactive and Interim funds as required by Ohio Revised Code, Chapter 135.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Troy, Ohio, as follows:

**SECTION I:** That U.S. Bank, N.A., Troy, MainSource Bank, Fifth Third Bank, Minster Bank, and Unity National Bank be and are hereby declared depositories for the Active deposits of the City of Troy, Ohio, and that deposits made pursuant to this Section be made in accordance with the formula established in the Uniform Depository Act.

**SECTION II:** That U.S. Bank, N.A., Troy, MainSource Bank, Fifth Third Bank, Minster Bank, and Unity National Bank be and are hereby declared depositories for the Inactive deposits of the City of Troy, Ohio, and that deposits made pursuant to this Section be made in accordance with the formula established in the Uniform Depository Act.

**SECTION III:** That U. S. Bank, N.A., Troy, MainSource Bank, Fifth Third Bank, Minster Bank, and Unity National Bank be and are hereby declared depositories for the Interim deposits of the City of Troy, Ohio, and that deposits made pursuant to this Section be made in accordance with the formula established in the Uniform Depository Act.

**SECTION IV:** That this Ordinance is hereby determined to be an emergency measure, the immediate passage of which is necessary for the preservation of the public peace, health, safety and property of the City of Troy, Ohio, and for the further reason that the current agreements expire on August 22, 2016, NOW, WHEREFORE, this Ordinance shall be in full force and effect immediately upon its adoption and approval by the Mayor.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

**ORDINANCE No.** O-40-2016

Dayton Legal Blank, Inc.

**ORDINANCE AUTHORIZING THE SALE OF MUNICIPAL  
PROPERTY NO LONGER NEEDED FOR A PUBLIC  
PURPOSE AND DECLARING AN EMERGENCY**

**WHEREAS**, the Council of the City of Troy, Ohio has identified real property that is no longer needed for a municipal purpose and the Troy Park Board previously recommended the sale of the real property to the Miami County Park District; and

**WHEREAS**, the Miami County Park District is a political subdivision that has secured funding to purchase and maintain the real property as park land; and

**NOW, WHEREFORE, BE IT ORDAINED** by the Council of the City of Troy, Ohio, at least two-thirds (2/3) of its members concurring, as follows:

**SECTION I:** That the Director of Public Service and Safety is authorized to enter into any required contract for sale of the real property listed on Exhibit A attached hereto and made a part hereof, at a purchase price of Seven Thousand One Hundred Dollars and 00/100 (\$7,100.00) per acre, which is no longer needed for a municipal purpose, in accordance with state law.

**SECTION II:** That the Director of Public Service and Safety is authorized to execute any documents necessary for the sale and transfer, including a city deed.

**SECTION III:** That the Law Director is authorized to prepare any necessary documents for transfer including any official deeds for conveyance.

**SECTION IV:** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason to accommodate the Miami County Park District's request to facilitate the transfer as soon as possible, **NOW, WHEREFORE**, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

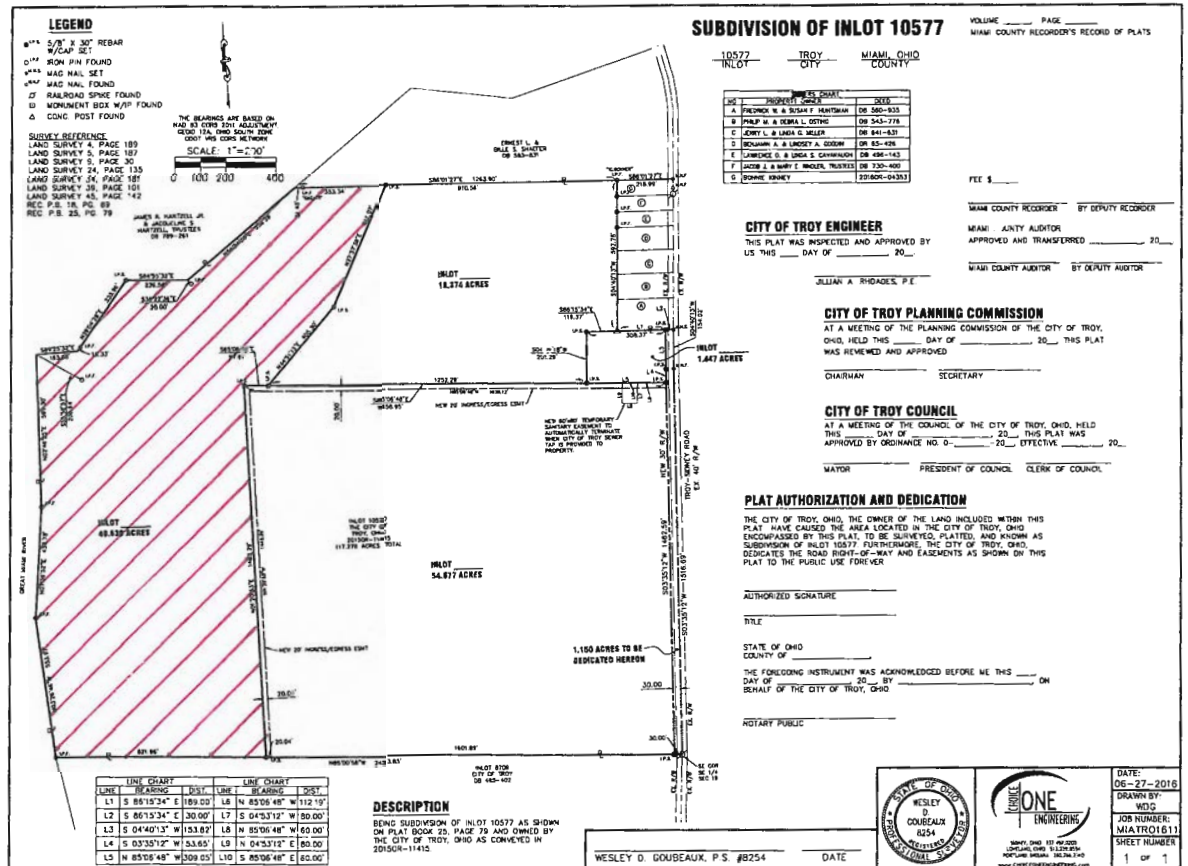
Adopted: \_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council Mayor



EXHIBIT "A"





City of Troy

## ITEMS OF INTEREST

**TO:** Mayor Beamish  
Mrs. Baker, President of Council  
Council Members

**FROM:** Patrick E. J. Titterington, Director of Public Service and Safety

A handwritten signature in blue ink, likely belonging to Patrick E. J. Titterington, the Director of Public Service and Safety.

**DATE:** July 29, 2016

We are providing the following for your information:

- Major Project Update:
  - Marina Building – Punch list items are being performed. Awaiting letter from structural engineer for balcony.
  - Treasure Island Park – Punch list items are being performed.
  - Streetscape (East Main Street between Walnut and Mulberry Streets) – Signals have been installed and are operational. The contractor has been given an extension to the middle of August due to an issue with the delivery of the pole base collars.
- McKaig Avenue from Madison Street to the alley west of Lake Street was closed June 1 for construction. The street will be reopened (at least partially open) by the time school opens. Local traffic (non-through traffic) will be maintained. The project is currently on schedule.
- ODOT began the North Market Street Redecking Project on June 6. North Market Street will remain open. Water Street will be closed to traffic between N. Cherry St. and N. Walnut St. The new concrete deck overlay on the East side of the N. Market St. Bridge was poured on July 27/28.
- On July 23, just prior to the River Rock Concert, Sarah Hippensteel Hall, Manager of the Watershed Partnerships for the Miami Conservancy District (MCD), presented Mayor Beamish with the signage Troy will be able to place regarding The Great Miami Watershed Water Trail being named a National Water Trail System by the U.S. Secretary of the Interior. In making the presentation Ms. Hippensteel Hall noted Troy's commitment to riverfront development and noted that "since the Great Miami River Watershed Water Trail was designated a state water trail six years ago, we've seen hundreds of millions of dollar invested in our riverfront cities."

## Items of Interest

July 29, 2016

Page 2

- The River Rock Concert featuring Parrots of the Caribbean was held on July 23, a very hot evening, with approximately 1300 persons attending and enjoying an outstanding outdoor concert.
- The Troy Civic Band Concert on July 17 was attended by over 200 people. The concert "It All Started with a Mouse" entertained people of all ages. The next Civic Band Concert will be August 14.
- For the August 5 Hotel California Concert and the August 10 Air Force Band of Flight Concert, the entire Public Square will be closed to traffic.

### **Upcoming Events on Prouty Plaza**

July 29	7:30 p.m.	TMS Concert- Mad River Railroad
Aug. 5	7:30 p.m.	TMS Concert- Hotel California
Aug. 10	7:00 p.m.	Air Force Band of Flight
Aug. 21	7:00 p.m.	Mayors Concert- Dayton Philharmonic

### **Upcoming Events at Treasure Island Park**

Aug. 14	7:00 p.m.	Civic Band Concert- Pops on the Riverside
Aug. 20	9:00 a.m.	Canoe Float and River Appreciation Day
Sept. 5	7:00 p.m.	Civic Band Concert- Land & Sea

### **Calendar of Meetings**

August 1	7:00 p.m.	Council	City Hall Council Chambers
August 2	6:00 p.m.	Park Board	Park Dept. Office
August 10	3:30 p.m.	Planning Commission	City Hall
August 15	7:00 p.m.	Council	City Hall Council Chambers
August 17	4:00 p.m.	Rec Board	Hobart Arena
August 24	3:30 p.m.	Planning Commission	City Hall

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads



**Street/Solid Waste – Jerry Mullins, Foreman**

- Collected and transported 260 tons of residential trash since the last report of 237 tons.
- Handled three recycling complaints and four trash complaints.
- Cleaned and swept the square and downtown area.
- Collected several compliant brush piles and T-bags.
- Started our third round of sweeping. The sweeper will be out over the next few months as weather permits. We usually can complete three to four rounds of sweeping per year.
- Completed three rounds of right-of-way and ditch mowing operations.
- Used over 450 tons of asphalt on 192 repairs.
- Provided barricades for the Treasure Island Park concerts.
- Cleared weeds and debris from the Adams Street Bridge.
- Started our manhole reconstruction program and have noted 32 manholes in need of repair. We have assessed our roads being paved and will make those manhole repairs first.
- Signed an agreement with a vendor who will grind and mulch at our Dye Mill Road Facility.
- Replaced all of the Troy Ohio USA signs on the downtown kiosks.
- Worked on replacing all of the Troy Ohio USA signs on the six green entry stands leading into town.
- Constructed a concrete pad at the Marina for bike racks and flag pole.

**Electrical – Brian Ferree, Foreman**

- Completed Ohio Utilities Protection Service requests as needed.
- Completed annual preventive maintenance on the traffic signals.
- Installed a new traffic controller at the intersection of Grant St., W. Market St. and Peters Rd.
- Repaired a damaged signal at S. Dorset Rd. and St. Rt. 718.
- Hung two banners along W. Main St. in front of the Troy-Hayner Cultural Center.
- Assisted the Park Department in adjusting the softball lights at N. Market field.
- Installed a new PED button at N. Market St. and Kirk Ln.
- Installed new switches for the ceiling fans at the Cemetery Maintenance Building.
- Assisted with temporary electric for several concerts at Treasure Island Park.
- Installed new fluorescent ballast in the kitchen area at the Troy Aquatic Park.

- Disconnected the electric to the old Bulk Water Station at the Water Treatment Plant.

### **Water Distribution/Sewer Maintenance - Tom Parsons, Foreman**

- Marked numerous Ohio Utilities Protection Service tickets.
- Investigated numerous high consumption alerts.
- Completed numerous work orders for Billing and Collection.
- Shut-off non-payment customers and reconnected as payments were made.
- Started installation of new water line at the Water Treatment Plant.
- Upgraded water service at a residence on S. Cherry St.
- Repaired main breaks at residences on Meadow Lane and Patton St.
- Replaced and rebuilt spigots at Riverside Cemetery.
- Replaced 8" valve on W. Race St. at S. Market St. and replaced a 12" valve on S. Mulberry St. at E. Canal St.
- Shut water off to move services from driveway on Heatherstone Dr.
- Cleaned and TV'd line on 700 block of W. Market St.
- Investigated storm lines on McKaig Avenue for the McKaig Road Improvement Project.
- Replaced three catch basins at E. Canal St. and Walnut St.
- Marked an emergency Ohio Utilities Protection Service ticket for Vectren on Cedar St.

### **Water Treatment Plant – Jeff Monce**

- Plant maintenance staff has removed Low Service Pump 2. This pump will be refurbished with new column piping and a restored pump bowl assembly. A motor rewind and VFD will complete the upgrade to this 2.1 MGD distribution pump.
- Painters have completed recoating work on the Train 1 clarifier steel structures. Minor tears found in the wall membrane coating were also addressed.
- A technician from a vendor spent over eight hours analyzing the performance of Lime Slaker 1. This new machine has performed very well since installation in late March. Minor corrections and adjustments were made and additional training was given at no charge.
- Two maximum-capacity load tests were done on the 3-ton freight elevator at the request of state inspectors. No major problems were detected. Minor deficiencies identified by inspectors will be corrected in August.
- The annual elevated tank maintenance by our contractor has been scheduled for the month of October. The Stanfield, Barnhart and WTP tanks will be drained, inspected and cleaned.
- Biannual preventive maintenance on all generators was performed July 26-27.
- SCADA monitoring for critical water tower mixing systems and clarifier turbine drives has been added by vendor.

## **Wastewater Treatment Plant – Mitch Beckner**

- On July 21, all flow through the Wastewater Treatment Plant was diverted to the equalization basins for approximately five hours. Plant staff worked with Sewer Maintenance staff to drain and clean the UV Disinfection contact tank in order to determine the characteristics of two drain valves that have been broken and non-functional for some time. New valves have been ordered and the actual replacement will take place in a few weeks. Flow was reestablished through the plant and all diverted wastewater was treated as normal.
- From July 24-29, a vendor conducted sampling at three locations throughout the City in order to establish domestic background levels of various parameters in the waste water. This is done every five years when the plant receives its new NPDES permit. The data is used to determine allowable discharge limits for the City's industries.



**Items of Interest  
Engineering Department  
July 27, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
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**PUBLIC WORKS PROJECTS**

2015-01	MIA - Troy East Main Street Downtown Streetscape (PID 93240)	ODOT will fund a portion of this project. LJ DeWeese Co., Inc. was awarded the project. Sidewalk reconstruction and asphalt restriping have been completed. On June 29 the poles arrived on site and were installed. Signals are installed and operational; an extension has been provided to the contractor based on supplier manufacturer error pertaining to the pole base collars that are anticipated to be delivered in the middle of August.
2014-16	Hobart Arena Renovation and Expansion	MSA Architects designed this project. Monarch Construction, Inc. is the general contractor. Every other week construction coordination meetings are occurring with the contractor and MSA. Construction is progressing with new concession additions, back of house and south entry addition.
2014-17	Marina & Boathouse Renovation	Punch list items are being performed. Awaiting letter from structural engineer for balcony.
2014-18	Treasure Island Marina & Park Improvements	Contractor continues to complete punch list, which includes reseeding the park this fall and evaluating the condition of the fascine plants (erosion control plants) along the banks of the island.
2014-12	Extra High Service (EHS) Water Tower	The Water Tower project has been awarded to CB&I Constructors, Inc. Mobilization is scheduled for the next month.
2014-03 2015-05	Water/Sewer Regionalization Study	Council authorized a contract with RA Consultants. The City provided estimated hours for operations and administration necessary for West Milton and Miami County infrastructure. Staff continues to work with the consultant. Phase 2 of the regionalization, looking at the County as a retail customer, is being analyzed. Meetings with West Milton and Miami County occurred. Awaiting County response from the results meeting. West Milton is interested in moving to the next phase of City retail services.
2015-03	Washington Road Waterline	Project is closed. Awaiting as-builts from the engineer.
2015-04	Nottingham Subdivision Sewer Gravity	Access Engineering, LLC was authorized to design a gravity sewer from the Nottingham Subdivision to Piqua-Troy Road at Troy-Urbana Road. Easement requests are being coordinated with the property owners. Preliminary layout has been reviewed and the design continues. Bidding and construction is anticipated for Fall of 2016.
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Council approved the ODOT LPA Agreement including accepting ODOT funding and finalizing bike path easements according to federal regulations. Resurfacing is scheduled to occur SFY 2020 (calendar year July 2019). The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. Staff has begun the environmental review and right-of-way acquisition with ODOT. Staff will be requesting RFPs for anticipated ROW/easement acquisition.
2015-29	West Market Street (SR 55) and Fenner Road Traffic Signal	Choice One Engineering Corp. completed the design of the signal. Bansal Construction, Inc. has been awarded the contract. Signal is operational and punch list items are being completed.
2014-08	McKaig Road Improvements Phase 3	This phase includes work from Madison Street (RR tracks) to the alley west of Lake Street (end of Heywood Elementary property). Finrock Construction Co. was awarded the project at a cost not to exceed \$1,170,000.00. Street is being cut in preparation for curbs.

**Items of Interest  
Engineering Department  
July 27, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
2015-23	North Market Street Improvements Phase 2	This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. Council authorized Choice One Engineering Corp. to design the project. Construction is anticipated to occur in 2017. Preliminary traffic study (including signal warrant at Troy-Urbana Road) is finalized with design beginning.
2015-34	West Main Street Corridor Study from I-75 to Cherry Street	This project analyzes West Main Street between I-75 and downtown for capacity and multiple modes of transportation in order to improve safety. Six Requests for Proposals were received and are being reviewed by staff.

**ANNUAL PROJECTS**

2014-21	Sidewalk Program 8	Invoices have been sent to the property owners involved in this program; the property owners had until April 15 to pay the bills or they will be assessed to their property taxes for five years. Assessment cards are completed and will be provided to Miami County Auditor's Office in August.
	Sidewalk Program 2016	Sidewalk quantities are being obtained/measured for the 2016 sidewalk repair program, which is located in the following location: areas along S. Plum St., S. Cherry St., S. Walnut St. and S. Mulberry St. between Main St. and Franklin St.; S. Market St., S. Walnut St. and S. Mulberry St. between E. Franklin St. and E. Canal St.; and the area encompassed by S. Market St., E. West St., S. Clay St., Ross St., and S. Mulberry St. which include the following streets Young, Enyeart and Dakota. Staff is proceeding with advertising for bids.
	Paving Program 2016	Streets to be paved are being coordinated with Vectren Bare Steel/Cast Iron replacement program, Water/Sewer/Storm necessary improvements, and the age of the existing street. Council authorized bidding this project. The contract has been awarded to John R. Jurgensen So. of Springfield. Work is anticipated to occur at the beginning of August.
96435	MIA - 55 - 11.83 Bridge Redecking North Market Street (PID 96435)	ODOT-Let and funded project. Construction began on June 6 with an anticipated completion date on August 20. The bridge will remain open but traffic will be modified with half of the bridge closed at a time. Resurfacing of N. Market St. from Water St. to Staunton Rd. will be completed as part of the redecking project at an 80/20 cost split (ODOT/City). Council authorized the 20% estimated funding for the project to proceed. Water St. has been closed from Cherry St. to Walnut St. during construction. Concrete is being poured this week as part of Phase 1 of the deck.
	Engineering Electronic and Hard Copy File Organization	Staff has been working with an outside contractor to make the Engineering electronic/hard copy files organized in such a way that all staff can have access to most documents. This will improve efficiency with document filing and reduce the volume of space necessary. Staff re-implemented project numbers. Record drawings organization, personnel files clean-up, and project processes continue. P&Z files are also being organized. Records retention and organization of the Zoning hard copy files are being analyzed and implemented. Record drawings, electronic and hard copy, are being inventoried by an intern.
2015-11	Updating City Construction Standards	Staff is working with Choice One Engineering Corporation (COEC) to update the standards. A review meeting occurred and updates are being completed by COEC. Review meetings continue to occur to review the marked-up standards with street standards review remaining



**Items of Interest  
Engineering Department  
July 27, 2016**

<b>PROJ #</b>	<b>PROJECT TITLE</b>	<b>PROJECT STATUS</b>
	Sensus Analytics Controlled Launch	Training for the pilot is scheduled for the 2nd week in August.
	GPS Data Collection	Collection of data continues. Staff is obtaining OUPS markings from the Vectren gas main work occurring throughout the City and other construction/maintenance activities from City staff or contractors.
	Sidewalk, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested.

**SUBDIVISION PROJECTS**

2016-10	Stonebridge Meadows	Section 3 construction has intermediate asphalt with final grading occurring for house pad elevations. Site conditions improved by developer and home builder; City proceeds with site reviews. Section 4 conditionally approved through PC.
2015-06	Nottingham	Section 8 construction has intermediate course complete and housing development is ongoing. Section 9 is approved and construction ongoing by C Miller Excavating. Intermediate course of asphalt has been placed.
2012-08	Edgewater	Section 7 has obtained final course of asphalt, and escrow agreement will be held until final buildout of subdivision. Section 8 was approved by Council. Construction plan comments have been returned to the developer's design engineer, and staff is awaiting modifications.
2015-07	Halifax	Section 1 underground utilities installation and the initial course of asphalt have been installed. House construction has begun. Staff has been asked to look into lighting options. Section 2 is being rezoned for development.
2007-25	Hawk's Nest	Section 2 awaiting final course of asphalt. The contractor began the punch list and final asphalt is anticipated to begin in the next couple of months.
2016-02	Legacy Grove	A developer has requested approval for a Planned Unit Development (PUD) for a plat of land along McKaig Road east of Concord Elementary School. The proposal will be going to Planning Commission.
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch lists have been completed and will be sent to the developer in order to attempt to complete the subdivision. Section 4 plat has been approved. Construction has not begun.
2003-35	Villages of Concord (formerly Oakmont)	Section 5 is awaiting final punch list and final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch list has been created and forwarded the developer in order to attempt to complete the subdivision. Staff has reached out to developer to encourage completion of development without assessment process. Staff is formulating a letter to the developer.

## MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: July 28, 2016

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from July 12, 2016 to July 28, 2016. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 49 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. If the property owner does not pay the invoice, the cost will be assessed to the property taxes.

CITY OF TROY  
 PERMIT WORK TYPE STATISTICS REPORT  
 PERMIT DATE: 07/12/2016 TO 07/28/2016

SUBTOTALS	PERMITS	FEE\$	EST. COST
F FENCE	7	70.00	0
IM IRRIGATION METER	1	3,000.00	0
OC OCCUPANCY-HOME	1	25.00	0
OC OFFICE	2	100.00	0
OC RESTAURANT	1	50.00	0
OC RETAIL	1	50.00	0
S BANNER	1	25.00	0
S FREESTANDING SIGN	1	25.00	0
S REFACE	1	25.00	0
S TEMPORARY BANNER	2	50.00	0
S WALL SIGN	4	124.00	0
S WINDOW SIGN	1	25.00	0
ST SEWER TAP - COMM	2	3,800.00	0
ST SEWER TAP - RES	5	6,000.00	0
T COMMERCIAL	2	50.00	0
TU COMMERCIAL	1	50.00	0
WT WATER TAP-COMM	2	8,000.00	0
WT WATER TAP-RES	5	10,000.00	0
Z DECK	2	50.00	0
Z DECK - RESIDENTIAL	1	25.00	0
Z DRIVEWAY	1	25.00	0
Z PATIO	1	25.00	0
Z POOL ABOVE GROUND	1	25.00	0
Z SHED	3	75.00	0
=====			
GRAND TOTAL	49	\$31,694.00	

CITY OF TROY - WARD ONE  
PERMIT REPORT  
07/12/2016 TO 07/28/2016

2016155Z	7/22/2016	1417 BARBERRY CT	BOWERMEISTER, JAMES	0	SCHAEFER & CO.
SHED		N/A	1417 BARBERRY CT	25.00	3205 COUNTY RD 25A S
		9289		LV	0 TROY, OH 45373
		SHED, 7/12/16	TROY, OH 45373	NL	0 937-339-2638
		MAPLECREST		BA	0
		/	0/0/		

3059ST	7/22/2016	926 HAVERHILL DR	SCOTT INVESTMENTS OF TROY LLC	0	
SEWER TAP - RES		N/A	PO BOX 980	1200.00	
		10596		LV	1969
		5/8" SEWER TAP, RESIDENTIAL, 7/22/16	TROY, OH 45373	NL	649
		NOTTINGHAM, SEC 9		BA	1969
		/	0/0/		

1316WT	7/22/2016	926 HAVERHILL DR	SCOTT INVESTMENTS OF TROY LLC	0	
WATER TAP-RES		N/A	PO BOX 980	2000.00	
		10596		LV	1969
		3/4" WATER TAP, RESIDENTIAL, 7/22/16	TROY, OH 45373	NL	649
		NOTTINGHAM, SEC 9		BA	1969
		/	0/0/		

2016059S	7/22/2016	1722 HUNTERS RIDGE DR	JACQUEMIN, DENISE A	0	
WALL SIGN		N/A	1722 HUNTERS RIDGE DR	25.00	
		10030		LV	0
		SIGN, 7/19/16	TROY, OH 45373	NL	0
		HUNTERS RIDGE		BA	0
		/	0/0/		

2016034OC	7/22/2016	1722 HUNTERS RIDGE DR	JACQUEMIN, DENISE A	0	
OCCUPANCY-HOME		N/A	1722 HUNTERS RIDGE DR	25.00	
		10030		LV	0
		OCCUPANCY PERMIT, 7/18/16	TROY, OH 45373	NL	0
		HUNTERS RIDGE		BA	0
		/	0/0/		

CITY OF TROY - WARD TWO  
PERMIT REPORT  
07/12/2016 TO 07/28/2016

2016031OC	7/13/2016	121 PUBLIC SQ	MIAMI COUNTY FAMILY ABUSE	0	
RETAIL		D08006470	16 E FRANKLIN ST	50.00	
		N/A		LV	0
		OCCUPANCY PERMIT, 6/29/16	TROY, OH 45373	NL	0
		/	0/0/	BA	0

2016061S	7/25/2016	305 PUBLIC SQ	BLUNDELL, TONY	0
WALL SIGN		N/A	305 PUBLIC SQ, STE 1	25.00
		N/A		LV 0
		SIGN, 7/22/16	TROY, OH 45373	NL 0
				BA 0

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2016035OC	7/25/2016	305 PUBLIC SQ	BLUNDELL, TONY	0
OFFICE		N/A	305 PUBLIC SQ, STE 1	50.00
		N/A		LV 0
		OCCUPANCY, 7/22/16	TROY, OH 45373	NL 0
				BA 0

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2016056S	7/14/2016	305 STAUNTON RD W	TROY BOARD OF EDUCATION	0
FREESTANDING SIGN		N/A	500 MARKET ST N	25.00
		N/A		LV 0
		SIGN PERMIT, 7/13/16	TROY, OH 45373	NL 0
				BA 0

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CITY OF TROY - WARD THREE  
PERMIT REPORT  
07/12/2016 TO 07/28/2016

2016060S	7/25/2016	725 LINCOLN AVE	COLE, BOB	0
REFACE		N/A	251 MULBERRY ST S	25.00
		N/A		LV 0
		SIGN, 7/20/16	TROY, OH 45373	NL 0
		N/A		BA 0

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2016055S	7/14/2016	117 MARKET ST S	DAVEY RENTALS	0
WALL SIGN		N/A	1640 SURREY RD	49.00
		N/A		LV 0
		SIGN PERMIT, 6/27/16	TROY, OH 45373	NL 0
				BA 0

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2016054S	7/14/2016	117 MARKET ST S	DAVEY RENTALS	0
WINDOW SIGN		N/A	1640 SURREY RD	25.00
		N/A		LV 0
		TEMP SIGN, 6/27/16	TROY, OH 45373	NL 0
				BA 0

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2016152Z	7/22/2016	426 PLUM ST S	DENLINGER, BEN	0
PATIO		D08008340	426 PLUM ST S	25.00
		N/A	LV	0
		COVERED PATIO, 7/18/16	TROY, OH 45373	NL 0
			BA	0

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2016079F	7/22/2016	426 PLUM ST S	DENLINGER, BEN	0
FENCE		D08008340	426 PLUM ST S	
		N/A	LV	0
		FENCE, 7/18/16	TROY, OH 45373	NL 0
			BA	0

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CITY OF TROY - WARD FOUR  
PERMIT REPORT  
07/12/2016 TO 07/28/2016

2016077F	7/18/2016	1509 ARLINGTON AVE	ADAMS, RAYMOND A	0
FENCE		D08045870	1509 ARLINGTON AVE	10.00
		N/A	LV	0
		FENCE, 7/14/16	TROY, OH 45373	NL 0
		ARLINGTON 2	BA	0

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2016058S	7/19/2016	1001 DORSET RD S	REDICK, DR. THOMAS	0
WALL SIGN		N/A	334 S MARKET ST	25.00
		N/A	LV	0
		SIGN PERMIT, 7/15/16	TROY, OH 45373	NL 0
			BA	0

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2016032OC	7/19/2016	1001 DORSET RD S	REDICK, DR. THOMAS	0
OFFICE		N/A	334 S MARKET ST	50.00
		N/A	LV	0
		OCCUPANCY PERMIT, 7/15/16	TROY, OH 45373	NL 0
			BA	0

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2016076F	7/18/2016	1327 GOLDEN EAGLE DR	FITZGERALD, JAKE	0
FENCE		NA	1327 GOLDEN EAGLE DR	10.00
		9993	LV	0
		FENCE, 7/15/16	TROY, OH 45373	NL 0
		HAWKS NEST ONE	BA	0

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2016156Z	7/22/2016	1608 GRAY HAWK CT	PATEL, RAMAN	0
DECK		N/A	1608 GRAY HAWK CT	25.00
		10445	LV	0
		DECK, 7/12/116	TROY, OH 45373	NL 0
		HAWK'S NEST, SEC 2	BA	0

0/0/

2016057S	7/19/2016	722 MARKET ST W	AUTHORIZED PROPERTIES LLC	0
TEMPORARY BANNER		N/A	5190 BRANDT PIKE	25.00
		N/A	LV	0
		TEMP SIGN, 7/15/16	HUBER HEIGHTS,, OH 45424	NL 0
			BA	0
		/	0/0/	
2016157Z	7/25/2016	514 PETERS AVE	CEYLER, GREG	0
DECK - RESIDENTIAL		N/A	502 FERNWOOD DR	25.00
		N/A	LV	0
		DECK, 7/15/16	TROY, OH 45373	NL 0
			BA	0
		/	0/0/	
2016154Z	7/22/2016	526 PETERS AVE	CROTINGER, JAMIE	0
POOL ABOVE GROUND		N/A	526 PETERS AVE	25.00
		10501	LV	0
		POOL, 6/14/16	TROY, OH 45373	NL 0
			BA	0
		/	0/0/	
1318WT	7/26/2016	1132 POND VIEW DR	HARLOW BUILDERS INC	0
WATER TAP-RES		NA	1132 POND VIEW DR	2000.00
		10125	LV	1551
		3/4" WATER TAP, RESIDENTIAL, 7/26/16	TROY, OH 45373	NL 505
		EDGEWATER FIVE	BA	0
		/	0/0/	
3061ST	7/26/2016	1132 POND VIEW DR	HARLOW BUILDERS INC	0
SEWER TAP - RES		NA	1132 POND VIEW DR	1200.00
		10125	LV	1551
		5/8" SEWER TAP, RESIDENTIAL, 7/26/16	TROY, OH 45373	NL 505
		EDGEWATER FIVE	BA	0
		/	0/0/	
2016078F	7/22/2016	920 RIDGE AVE S	WINTERHALTER, LISA ANN	0
FENCE		N/A	920 RIDGE AVE S	10.00
		N/A	LV	0
		FENCE, 7/12/16	TROY, OH 45373	NL 0
			BA	0
		/	0/0/	

CITY OF TROY - WARD FIVE  
PERMIT REPORT  
07/12/2016 TO 07/28/2016

2016158Z	7/25/2016	736 BRANFORD RD	STURGEON, ROBERT L	0
SHED		D08053470	736 BRANFORD RD	25.00
		N/A	LV	0
		SHED, 7/18/16	TROY, OH 45373	NL 0
		WESTBROOK 7	BA	0
		/	0/0/	

2016075F	7/14/2016	916 KENT LN	BOYER, SHAWN	0
FENCE		D08030850	2510 SAYBROOK CT	10.00
		N/A	LV	0
		FENCE, 7/12/16	TROY, OH 45373	NL 0
		EDGEHILL	BA	0
		/	0/0/	
2016033OC	7/22/2016	1102 MAIN ST W	FAMILY VIDEO MOVIE CLUB, INC.	0
RESTAURANT		N/A	1022 E ADAMS	50.00
		N/A	LV	0
		OCCUPANCY, 7/18/16	SPRINGFIELD, IL 62703	NL 0
		/	0/0/	BA 0
2016150Z	7/12/2016	1008 PEMBURY PL	PHYILLAIER, RON	0
DECK		D08058576	1008 PEMBURY PL	25.00
		N/A	1008 PEMBURY PL	LV 0
		DECK, 7/7/16	TROY, OH 45373	NL 0
		BROOK PARK NORTH 1	BA	0
		/	0/0/	
2016074F	7/14/2016	918 WHEELER ST	SNIDER, PAULA	0
FENCE		N/A	911 WHEELER ST	10.00
		N/A	LV	0
		FENCE, 7/11/16	TROY, OH 45373	NL 0
		/	0/0/	BA 0
2016153Z	7/22/2016	1315 YORKTOWN DR	JONES, ROGER	0 DALTON CONSTRUCTION
DRIVEWAY		D08056081	1315 YORKTOWN DR	25.00 511 S CRAWFORD ST
		N/A	LV	0 TROY, OH 45373
		DRIVEWAY ADD-ON, 7/18/16	TROY, OH 45373	NL 0 937-339-5568
		HERITAGE HILL 7	BA	0
		/	0/0/	
2016151Z	7/12/2016	1404 SUSSEX RD	STEFFANO, MICHAEL	0
SHED		N/A	1404 SUSSEX RD	25.00
		N/A	LV	0
		SHED, 7/11/16	TROY, OH 45373	NL 0
		WESTBROOK	BA	0
		/	0/0/	
2016007T	7/22/2016	701 RIDGE AVE S	ITW FOOD EQUIPMENT	0
COMMERCIAL		N/A	701 RIDGE AVE S	50.00
		N/A	LV	0
		TENT PERMIT, 7/15/16	TROY, OH 45373	NL 0
		/	0/0/	BA 0



CITY OF TROY - WARD SIX  
PERMIT REPORT  
07/12/2016 TO 07/28/2016

3060ST	7/25/2016	3286 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		10571		LV 2788
		5/8" SEWER TAP - RESIDENTIAL, 7/25/16	SPRINGBORO, OH 45066	NL 522
		0/0/		BA 1388
		/		
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1317WT	7/25/2016	3286 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		10571		LV 2788
		3/4" WATER TAP - RESIDENTIAL, 7/25/16	SPRINGBORO, OH 45066	NL 522
		0/0/		BA 1388
		/		
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3057ST	7/13/2016	3290 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		10570		LV 3232
		5/8" SEWER TAP - RESIDENTIAL, 7/13/16	SPRINGBORO, OH 45066	NL 442
		0/0/		BA 442
		/		
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1314WT	7/13/2016	3290 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		10570		LV 3232
		3/4" WATER TAP - RESIDENTIAL, 7/13/16	SPRINGBORO, OH 45066	NL 442
		0/0/		BA 442
		/		
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3058ST	7/18/2016	3313 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		N/A		LV 2598
		5/8" SEWER TAP - RESIDENTIAL, 7/18/16	SPRINGBORO, OH 45066	NL 424
		STONEBRIDGE MEADOWS 0/0/		BA 836
		/		
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1315WT	7/18/2016	3313 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		N/A		LV 2598
		3/4" WATER TAP - RESIDENTIAL, 7/18/16	SPRINGBORO, OH 45066	NL 424
		STONEBRIDGE MEADOWS 0/0/		BA 836
		/		
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2016080F	7/22/2016	135 JEAN CIRCLE	US BUILDERS	0 QUALITY LAWN, LANDSCAPE &
FENCE		D08102324	135 JEAN CR	10.00 1565 HUFFORD RD S
		N/A		LV 0 CASSTOWN, OH 45312
		FENCE, 7/13/16	TROY, OH 45373	NL 0 937-339-0269
		FOX HARBOR 3 0/0/		BA 0
		/		

2016003TU	7/19/2016	1781 MAIN ST W	HARBOR FREIGHT TOOLS	0
COMMERCIAL		N/A	26541 AGOURA RD	50.00
		7995	LV	0
		TEMPORARY USE, 7/12/16	NL	0
		N/A	BA	0
		/	0/0/	

2016053S	7/13/2016	1781 MAIN ST W	HARBOR FREIGHT TOOLS	0
BANNER		N/A	26541 AGOURA RD	25.00
		7995	LV	0
		TEMPORARY SIGN, 7/12/16	NL	0
		N/A	BA	0
		/	0/0/	

2016006T	7/19/2016	1781 MAIN ST W	HARBOR FREIGHT TOOLS	0
COMMERCIAL		N/A	26541 AGOURA RD	
		7995	LV	0
		TENT, 7/12/16	NL	0
		N/A	BA	0
		/	0/0/	

2016052S	7/12/2016	1901 MAIN ST W	CIRCLE K MIDWEST	0
TEMPORARY BANNER		D08103428	4080 JONATHAN MOORE PK	25.00
		N/A	LV	0
		TEMPORARY SIGN, 7/12/16	NL	0
		/	0/0/	
			BA	0

3062ST	7/27/2016	1914 MAIN ST W	MEIJER STORES LP	0
SEWER TAP - COMM		N/A	2929 NW WALKER AVE	1600.00
		N/A	LV	0
		1" SEWER TAP, COMMERCIAL, 7/27/16	NL	0
		/	BA	0

1IM	7/27/2016	1914 MAIN ST W	MEIJER STORES LP	0
IRRIGATION METER		N/A	2929 NW WALKER AVE	3000.00
		N/A	LV	0
		1" IRRIGATION METER, COMMERCIAL, 7/27/16	NL	0
		/	BA	0

1319WT	7/27/2016	1914 MAIN ST W	MEIJER STORES LP	0
WATER TAP-COMM		N/A	2929 NW WALKER AVE	3000.00
		N/A	LV	0
		1" WATER TAP-COMMERCIAL, 7/27/16	NL	0
		/	BA	0

3063ST	7/27/2016	1914 MAIN ST W	MEIJER STORES LP	0
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SEWER TAP - COMM	N/A	2929 NW WALKER AVE	2200.00
	N/A		LV 0
	1-1/2" SEWER TAP, COMMERCIAL, 7/27/16	GRAND RAPIDS, MI 49544	NL 0
			BA 0
	/		

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1320WT	7/27/2016	1914 MAIN ST W	MEIJER STORES LP	0
WATER TAP-COMM		N/A	2929 NW WALKER AVE	5000.00
		N/A		LV 0
		1-1/2" WATER TAP, COMMERCIAL, 7/27/16	GRAND RAPIDS, MI 49544	NL 0
				BA 0
		/		

CITY OF TROY - WARD ONE  
VIOLATIONS BY ADDRESS  
07/12/2016 TO 07/28/2016

1132 GETTYSBURG DR	TRASH & DEBRIS HERITAGE HILL 8	07/19/16 20161351	07/19/16 ANGLE, DALE	11/16/16	
7-19-16 SB Trash, certificate. copy sent to tenant. Follow up on 7-25-16					
7-21-16 sb Barbara Angle tel. Micah Adamson is moving this weekend, gave her until 8-1-16					
823 MAPLECREST DR	TALL WEEDS/GRASS STONY RIDGE 2	07/13/16 20161297	07/13/16 BARON, LISA	07/13/17	
7-13-16 SB Tall Weeds- thistles in bushes. certificate. follow up on 7-20-16					
7-21-16 cs thistles still remain, send 48 hour letter. Follow up on 7-26-16.					
412 MIAMI ST	BRUSH LETTER	07/19/16 20161352	07/19/16 KINCAID, ANNA	11/16/16	
7-19-16 SB Brush Letter, certificate. Follow up on 7-26-16					
1033 MYSTIC LN S	BRUSH LETTER N/A	07/13/16 20161313	07/13/16 HENSLEY, CYNTHIA	11/10/16	07/25/16
7-13-16 SB Brush- limbs in street. certificate. Follow up on 7-20-16.					
7-21-16 sb Jason Petry tel. He will get rid of the debris. Follow up 7-26-16					
7-25-16 sb Brush gone. Close.					
1033 NUTMEG SQ N	BRUSH LETTER MEADOWLAWN 7	07/18/16 20161345	07/18/16 FRAZIER, TIFFANY	11/15/16	07/25/16
7-18-16 SB Brush, certificate. Follow up 7-25-16					
7-25-16 sb This should have gone to 1033 Mystic Ln S. Checked that address and brush is gone. Close.					
505 SKYLARK DR	BRUSH LETTER MEADOWLAWN 6	07/18/16 20161341	07/18/16 GEORGE, PAUL	11/15/16	07/25/16
7-18-16 SB Brush in ROW, certificate. follow up on 7-25-16					
7-25-16 sb Debris gone. Close.					
518 SKYLARK DR	TRASH & DEBRIS N/A	07/13/16 20161310	07/13/16 ARNOLD, JEFFERY	11/10/16	07/18/16
7-13-16 SB debris in Lowe's Bags, certificate. follow up on 7-18-16					
7-18-16 sb Bags removed. Close.					
559 STONYRIDGE AVE	TRASH & DEBRIS N/A	07/19/16 20161350	07/19/16 JENS LLC	11/16/16	07/25/16
7-19-16 SB Trash, both certified and certificate. Follow up on 7-25-16					
7-25-16 sb Trash gone. Close.					

CITY OF TROY - WARD TWO  
VIOLATIONS BY ADDRESS  
07/12/2016 TO 07/28/2016

31 CEDAR ST S	TRASH & DEBRIS	07/13/16 20161308	07/13/16 PTS SOCIAL CLUB	11/10/16	
7-18-16 SB trash, certified and certificate, follow up 7-22-16					
7-25-16 sb Green card dated 7-20-16. Follow up 7-26-16					
7-26-16 sb Trash along the building still there. Send 48 hr notice, follow up 8-3-16					

31 CEDAR ST S	FENCE PROBLEMS	07/18/16 20161329	07/18/16 PTS SOCIAL CLUB	11/15/16	
7-18-16 sb Fence is missing lattice panels at the top, some of the lattice panels are broken, there are broken and warped boards, fence needs painted. Certified and certificate, follow up 8-22-16					
7-25-16 sb Green card dated 7-20-16.					
31 CEDAR ST S	PROPERTY MAINTENANCE	07/18/16 20161328	07/18/16 PTS SOCIAL CLUB	11/15/16	
7-18-16 sb The oxidation needs removed from the siding, the soffits need repaired, the fascia needs repaired. Certified and certificate, follow up 8-22-16					
7-25-16 sb Green card dated 7-20-16.					
406 ELM ST N	TALL WEEDS/GRASS	07/22/16 20161373	07/22/16 GREGORY, OTIS W & BOBBIE J	07/22/17	
7-22-16 dp TW Certified to owners with cc to tenant follow up 7-29-16.					
135 ELM ST S	TRASH & DEBRIS	07/19/16 20161349	07/19/16 STRUNK, LARRY	11/16/16	
7-19-16 SB Trash, certified. copy sent to tenant. Follow up on 7-25-16					
509 FRANKLIN ST W	TRASH & DEBRIS	07/13/16 N/A	BOYD, MARK	NO VIOLATION	07/13/16
7-13-16 sb Complaint about the property being trashy. I inspected and saw no trash, no property maintenance issues, nothing. Thinking this might be a neighbor dispute. Close.					
617 FRANKLIN ST W	BRUSH LETTER	07/26/16 N/A	07/26/16 JOHNSON, ATMOS B	11/23/16	
7-26-16 sb Brush in ROW. both certified and certificate. Follow up on 8-3-16					
725 FRANKLIN ST W	BRUSH LETTER	07/13/16 20161289	07/13/16 WEBER, TYLER	11/10/16 DEBRIS REMOVED	07/21/16
7-13-16 SB Brush/debris, certificate. Follow up on 7-20-16					
7-21-16 cs brush removed. close					
23 HOBART CIR	BRUSH LETTER	07/13/16 N/A	07/13/16 BELDEN, SUSAN	11/10/16 REMOVED BY CONTRACTOR	07/21/16
7-13-16 SB Brush by alley. certificate. follow up on 7-20-16					
7-21-16 cs brush still there, send to OZ. close					
23 HOBART CIR	TALL WEEDS/GRASS	07/13/16 N/A	07/13/16 BELDEN, SUSAN	07/13/17	
7-13-16 SB Tall Weeds, certificate. Follow up 7-20-16					
7-21-16 cs grass ok, follow up on 7-28-16					
93 LITTLEJOHN RD	BRUSH LETTER	07/12/16 SHERWOOD MANOR 2	07/12/16 WALKER, DIANE	11/09/16 DEBRIS REMOVED	07/25/16
7-11-16 dp Noticed a pile of unbundled/unbagged brush in the street gutter. Certificate follow up 7-17-16.					
7-14-16 dp Owner called and recently had back surgery and said she would do her best to have this removed within a week, I agreed to allow extra time. Follow up 7-25-16.					
7-25-16 dp debris gone close.					
108 MADISON ST N	EXCESSIVE ANIMALS	07/15/16 N/A	07/15/16 YOUNG, JOHN	11/12/16	
7-13-12 Complaint of this location having many more than the 3 allowed domestic pets at this location. The complaint also cited health issues on the inside which I have emailed Miami County Health in regards to. Certificate to owner with cc to tenant follow up 8-15-16.					
121 MADISON ST N	BRUSH LETTER	07/14/16	07/14/16	11/11/16	07/19/16

Address	Letter	07/18/16	07/18/16	11/15/16	07/25/16
7-14-16 dp Pile of brush in the curb lawn in front of the garage on the Jefferson St side. Certificate follow up 7-19-16.	N/A	20161315	YOUNG, JOHN	DEBRIS REMOVED	
7-19-16 dp Debris gone close.					
1295 MARKET ST N	BRUSH LETTER	07/18/16	07/18/16	11/15/16	07/25/16
	N/A	20161342	STREIN, LLC	DEBRIS REMOVED	
7-18-16 SB Brush in ROW, certificate. follow up on 7-25-16					
7-25-16 sb Brush gone. Close.					
507 MICHIGAN AVE	BRUSH LETTER	07/22/16	07/22/16	11/19/16	
	N/A	20161364	MANN, ANTHONY		
7-21-16 cs Brush, in front of house. Certified. Follow up on 7-28-16					
7-25-16 sb Laura tel. She stated that instead of bundling them and wasting the string, she is going to cut them up and burn them.					
301 TROY ST	BRUSH LETTER	07/19/16	07/19/16	11/16/16	
	N/A	20161353	STULL, GERALD		
7-19-16 SB brush, certified. follow up on 7-26-16					
7-26-16 sb Green card dated 7-22-16. Follow up 7-27-16					
7-27-16 sb Gerald left message 937-418-8066, brush picked up.					
830 WASHINGTON ST	BRUSH LETTER	07/12/16	07/12/16	11/09/16	07/18/16
		20161271	ROGERS, ROSETTA	DEBRIS REMOVED	
7-11-16 dp Noticed a pile of unbagged/unbundled brush in the street gutter Certificate follow up 7-17-16.					
7-18-16 dp Debris gone close.					

CITY OF TROY - WARD THREE  
VIOLATIONS BY ADDRESS  
07/12/2016 TO 07/28/2016

902 CANAL ST E	TRASH & DEBRIS	07/26/16	07/26/16	11/23/16	
		20161387	MONTGOMERY, JUNE		
7-26-16 dp Noticed boxes that have not been broken down and placed in the tipper that were not picked up. Certificate to owner with cc to tenant follow up 7-31-16.					
310 CHERRY ST S	TRASH & DEBRIS	07/13/16	07/13/16	11/10/16	07/21/16
		20161306	LIETTE, EDWIN	REMOVED BY CONTRACTOR	
7-13-16 SB trash bag by alley, both certificate and certified. Follow up on 7-19-16					
7-18-16 sb Green card dated 7-15-16, follow up 7-21-16 MAKE SURE THERE IS NO TRASH IN THE FRONT YARD EITHER.					
7-21-16 cs trash bag still by alley, send to OZ. Close					
10 CRAWFORD ST S	BRUSH LETTER	07/13/16	07/13/16	11/10/16	07/18/16
		20161281	BODIKER, VALERIE	DEBRIS REMOVED	
7-12-16 dp Noticed a pile of unbagged/unbundled brush in the street gutter, Certificate follow up 7-18-16.					
7-18-16 dp Debris gone close.					
32 DAKOTA ST W	BRUSH LETTER	07/20/16	07/20/16	11/17/16	07/27/16
		20161362	WISE, KEVIN	DEBRIS REMOVED	
7-20-16 cs Brush- located between 32 and 44 W. Dakota, letters sent to both. certificate. Follow up on 7-27-16.					
7-27-16 dp Debris gone close.					
44 DAKOTA ST W	BRUSH LETTER	07/20/16	07/20/16	11/17/16	07/27/16
		20161363	ROBBINS, BRIAN	DEBRIS REMOVED	
7-20-16 cs Brush- between 32 and 44 W Dakota, letter sent to both. certificate. Follow up on 7-27-16					
7-27-16 dp Debris gone close.					

805 DRURY LN	TRASH & DEBRIS N/A	07/13/16 20161290	07/13/16 BANKSON, PATRICIA	11/10/16 REMOVED BY CONTRACTOR	07/21/16
7-13-16 SB Trash, brush, wood. certified. follow up on 7-18-16 7-18-16 sb Green card dated 7-16-16, follow up 7-21-16 7-21-16 cs brush still there, send to OZ. Close					
304 FRANKLIN ST E	TALL WEEDS/GRASS	07/22/16 20161368	07/22/16 GARRINGER MICHAEL J & ASH	07/22/17	
7-22-16 dp TW in areas of the property. Certificate follow up 7-29-16.					
304 FRANKLIN ST E	BRUSH LETTER	07/22/16 20161371	07/22/16 GARRINGER, MICHAEL J & ASHL	11/19/16 DEBRIS REMOVED	07/27/16
7-22-16 dp I noticed this new owner has been clearing brush and shrubs up around the property but the debris has been left laying out for some time now. Certificate follow up 7-27-16. 7-27-16 dp Debris gone close.					
316 FRANKLIN ST E	TALL WEEDS/GRASS	07/22/16 20161372	07/22/16 LEE, TRACY L	07/22/17	
7-22-16 dp TW Certificate follow up 7-29-16.					
218 GRANT ST	BRUSH LETTER N/A	07/26/16 20161391	07/26/16 GRACE, ROBERT	11/23/16	
7-26-16 sb Brush in rear, certificate. Follow up on 8-2-16					
408 GRANT ST	BRUSH LETTER	07/18/16 20161340	07/18/16 STOUDER. NANCY	11/15/16 NO VIOLATION	07/19/16
7-18-16 SB Brush in row, certificate. Follow up on 7-25-16 7-19-16 sb Nancy McAlpine tel. The brush is bundled. Close.					
1114 LONG ST	TALL WEEDS/GRASS CLOVERDALE	07/15/16 20161322	07/15/16 MORGAN, CHAD	07/15/17	
7-15-16 dp TW especially in the rear yard. Certificate follow up 7-22-17. 7-22-16 dp Some progress is being made. Sue Knight forwarded an email to me from him in regards to issues he is having and I also spoke with Chad this week in regards to this and I agreed to allow some extra time for him to get things squared away. Follow up 8-18-16.					
831 MARKET ST S	TALL WEEDS/GRASS	07/13/16 20161284	07/13/16 MS. JULIET SWOPE	07/13/17	
7-12-16 dp TW Certificate follow up 7-20-16. 7-20-16 cs grass ok, follow up 8-3-16					
218 MOREHEAD ST	TRASH & DEBRIS N/A	07/15/16 20161319	07/15/16 DAVIS, CHARLES	11/12/16 TRASH REMOVED	07/20/16
dp Complaint of trash in the rear yard and upon inspection I found a pile of scrap, tires and other various trash items. Certified to owner with cc to tenant follow up 7-20-16. 7-20-16 cs trash removed, close. 7-20-16 dp Green card back dated 7-18-16.					
220 MOREHEAD ST	TRASH & DEBRIS	07/12/16 20161268	07/12/16 PLANTZ, DIAL G	11/09/16 DEBRIS REMOVED	07/18/16
7-11-16 dp Noticed what appears to be construction type debris put for the trash, certificate to owner with cc to tneant follow up 7-17-16. 7-17-16 dp Debris gone close.					
228 MOREHEAD ST	BRUSH LETTER N/A	07/12/16 20161269	07/12/16 ROBBINS, BRIAN	11/09/16 DEBRIS REMOVED	07/25/16
7-11-16 dp Piles of unbagged/unbundled brush in the street gutters on both sides of this corner lot. Certificate to owner with cc to tenant follow up 7-17-16.					

7-18-16 dp Tenant called in regards to this and asked for a couple of days to remedy the problem, follow up 7-21-16.  
 7-21-16 cs small brush pile out front, 48 hour letter se  
 7-25-16 dp Debris is gone close.

329 MULBERRY ST S	BRUSH LETTER N/A	07/26/16 20161386	07/26/16 SNYDER, BRIAN E & BARBARA	11/23/16	
7-26-16 dp Very large pile of brush in the street gutter on the side. Certified follow up 7-31-16.					
518 MULBERRY ST S	TRASH & DEBRIS N/A	07/20/16 20161357	07/20/16 CYNTHIA CHANDLER	11/17/16	07/25/16
7-20-16 dp Trash in the backyard by house and shed. Certificate and sent to tenant. Follow up on 7-25-16					
7-25-16 dp Trash gone close.					
21 PLUM ST S	TALL WEEDS/GRASS N/A	07/26/16 20161388	07/26/16 STEVEN-MCGRATH LLC	07/26/17	
7-26-16 sb Tall weeds, certified. Follow up on 8-3-16					
25 PLUM ST S	TALL WEEDS/GRASS	07/13/16 20161304	07/13/16 OHIO STATE CTC	07/13/17	
7-13-16 Tall weeds, certified. Follow up on 7-21-16.					
7-19-16 sb Nick Xu left message (513-379-6807) he will get the grass cut this weekend. Follow up 7-26-16					
7-25-16 sb Green card dated 7-20-16					
7-26-16 sb Grass ok, follow up 8-9-16					
15 RACE ST W	TALL WEEDS/GRASS	07/26/16 20161389	07/26/16 WIND HORSE LLC	07/26/17	
7-26-16 sb Tall Weeds, certified. Follow up 8-3-16					
108 RACE ST W	TRASH & DEBRIS N/A	07/13/16 20161311	07/13/16 MOBERLY, RONALD	11/10/16	07/22/16
7-13-16 SB Trash and broken wood by alley, certificate. Follow up on 7-18-16					
7-18-16 sb Wood/trash still there. 48 hr letter, follow up 7-22-16					
7-22-16 cs wood/trash still there, send to OZ close.					
920 RACE ST W	BRUSH LETTER N/A	07/26/16 20161393	07/26/16 DEETER, MARIE	11/23/16	
7-26-16 sb Brush, certificate. Follow up on 8-2-16					
7-28-16 dp Tenant called and will have this bagged and bundled by the end of Tuesday 8-2-16, follow up 8-3-16.					
920 RACE ST W	TALL WEEDS/GRASS N/A	07/26/16 20161392	07/26/16 DEETER, MARIE	07/26/17	
7-26-16 sb Tall weeds, certificate. Follow up on 8-2-16					
1001 RACE ST W	TALL WEEDS/GRASS N/A	07/26/16 20161394	07/26/16 WANN, HEATHER	07/26/17	
7-26-16 sb Tall Weeds, certificate. Follow up on 8-2-16					
1014 RACE ST W	BRUSH LETTER	07/13/16 20161291	07/13/16 SCHONDELMYER, JASON	11/10/16	
7-13-16 SB Brush by alley, certified. Follow up on 7-20-16					
1018 RACE ST W	TALL WEEDS/GRASS N/A	07/18/16 20161330	07/18/16 BENNING, WILLIAM	07/18/17	
7-18-16 SB Tall Weeds, Certificate. Follow up 7-25-16					
7-19-16 sb William Benning left message. 937-339-2272, He will get taken care of. I will follow up 7-27-16					
274 ROSS ST W	TRASH & DEBRIS SOUTHVIEW ESTATES 5	07/12/16 20161274	07/12/16 WEAVER, AARON	11/09/16	07/18/16
7-11-16 dp Complaint of trash. Certificate, follow up 7-17-16.					



7-18-16 dp Trash gone clsoe.

274	ROSS ST W	TALL WEEDS/GRASS SOUTHVIEW ESTATES 5	07/12/16 20161273	07/12/16 WEAVER, AARON	07/12/17	
7-11-16 dp Complaint of TW, Certificate, follow up 7-19-16. 7-19-16 dp Grass ok follow up 8-9-16.						
315	SHORT ST S	TRASH & DEBRIS N/A	07/18/16 20161339	07/18/16 PENROD TRUSTEE, THOMAS	11/15/16 COMPLETED	07/19/16
7-18-16 sb Blue 55 gallon barrel in curb lawn that the complainant stated has been there for about 3 weeks. 7-19-16 sb Talked to Jerry about this. He went by and looked at this. It is full of trash and water. He is going to get it tomorrow with the backhoe bucket. Close.						
118	SIMPSON ST E	TRASH & DEBRIS N/A	07/20/16 20161356	07/20/16 MURRAY, DANNY	11/17/16 REMOVED BY CONTRACTOR	07/25/16
7-20-16 dp Trash, on side of garage by alley. certificate. Follow up on 7-25-16 7-25-16 dp Trash remains to OZ close.						
290	SOUTHVIEW DR	BRUSH LETTER N/A	07/27/16 20161407	07/27/16 POLAND, HAROLD II	11/24/16	
7-27-16 dp Pile of unbundled/unbagged brush in the street gutter. Certified to owner with cc to tenant. Follow up 8-2-16.						
321	WALNUT ST S	TRASH & DEBRIS	07/13/16 20161307	07/13/16 ELLIS, FREDERICH	11/10/16 TRASH REMOVED	07/26/16
7-13-16 dp Complaint of tall weeds off the alley. Upon inspection, I found quite a bit of trash. Certificate with cc to Tenant. Follow up 7-18-16. 7-18-16 dp Most of this debris and trash has been cleaned up and placed in 1 container and a small pile. Both of these still need to be removed but progress is ongoing. Follow up 7-21-16. 7-21-16 dp Debris piles remain sedn 48 hr follow up 7-26-16. 7-26-16 dp Debris gone close.						
321	WALNUT ST S	TALL WEEDS/GRASS	07/13/16 20161305	07/13/16 ELLIS, FREDERICH	07/13/17	
7-13-16 dp Tall weed especially off the alley. Certificate with cc to trenant. Follow up 7-20-16. 7-20-16 cs grass ok, follow up 8-3-16.						
513	WALNUT ST S	TRASH & DEBRIS	07/20/16 20161355	07/20/16 MITCHELL, TED	11/17/16	
7-20-16 dp Trash, in front and rear yards. Proeprty owner will pick up his letter in person, and mail on to tenant. Follow up on 7-25-16 7-26-16 dp Called the owner as this trash was still there. He contacted this tenant and she will have this taken care of immediately, follow up 7-28-16.						
533	WALNUT ST S	TRASH & DEBRIS	07/20/16 20161358	07/20/16 TROTTER, RENEE MARSH	11/17/16 REMOVED BY CONTRACTOR	07/25/16
7-20-16 dp Trash-by alley. certificate. Follow up on 7-25-16 7-25-16 dp trash remains send to OZ close.						
116	WEST ST E	TRASH & DEBRIS	07/20/16 20161360	07/20/16 SVAJDA, LARRY	11/17/16 TRASH REMOVED	07/26/16
7-20-16 dp Trash and furniture in the row. certified and copy sent to tenant. Follow up on 7-25-16 7-26-16 dp No green card back but this trash has been removed. Close.						

CITY OF TROY - WARD FOUR  
VIOLATIONS BY ADDRESS  
07/12/2016 TO 07/28/2016

1590 HAWK CIR	TALL WEEDS/GRASS HAWK COVE	07/15/16 20161324	07/15/16 HAWK, CALVIN	07/15/17	
7-15-16 dp TW especially on the south side. Certified follow up 7-22-16. 7-2-16 dp Green card back dated 7-19-16. Follow up 7-23-16. 7-25-16 dp Weeds still not weed whipped, 48 hr follow up 7-29-16.					
722 MARKET ST W	SIGN VIOLATIONS	07/13/16 20161303	07/13/16 AUTHORIZED PROPERTIES LLC	11/10/16 COMPLETED	07/10/01
7-13-16 dp I noticed a banner on the wood privacy fence at this location. I have written this location up previously for a temp banner prior to this tenant having an occupancy permit and explained to him the sign code regarding these banners. Letter senet certificate to Owner/Manager of this store. Follow up 7-18-16. 7-18-16 dp Sign permit applied for close.					
1312 MC KAIG AVE	TRASH & DEBRIS	07/18/16 20161343	07/18/16 TERRACE RIDGE ASSOC	11/15/16 TRASH REMOVED	07/21/16
7-18-16 SB trash, grocery carts. copy sent to Mckaig ave, certificate. Copy sent certified. Folllow up on 7-21-16 7-21-16 cs trash removed. close					
1168 POND VIEW DR	SIGN VIOLATIONS EDGEWATER	07/12/16 20161272	07/12/16 WEIDNER, KEVIN	11/09/16 COMPLETED	07/18/16
7-11-16 dp I noticed a temporary yard sign in this yard. I spoke with this owner last year in regards toi this and he knows it is not allowed. I did not send a violation last year because he removed the sign. Certificate. Follow up 7-18-16. 7-18-16 dp Sign gone. Close.					

CITY OF TROY - WARD FIVE  
VIOLATIONS BY ADDRESS  
07/12/2016 TO 07/28/2016

773 BERKSHIRE RD	BRUSH LETTER WESTBROOK 5	07/27/16 20161406	07/27/16 WENRICK, RICHARD L & NORMA	11/24/16	
7-27-16 dp Pile of unbagged/unbundled brush in the street gutter stradling the property line. I will send a letter to both Owners. Letters sent certificate. Follow up 8-2-16.					
781 BERKSHIRE RD	BRUSH LETTER WESTBROOK 5	07/27/16 20161405	07/27/16 WENRICK, DAVID R & MELINDA	11/24/16	
7-27-16 dp Pile of unbagged/unbundled brush in the street gutter stradling the property line to the south. I will send a letter to each owner. Letters sent certificate. Follow up 8-2-16.					
1438 COVENT RD	PERMIT VIOLATION N/A	07/13/16 20161283	07/13/16 NEWNUM, WAYNE	11/10/16	
7-12-16 dp Our office received a tip from this property owner that his tenant erected an above ground pool. I checked and we have no record of a permit application for this. I spoke with the owner and he gave me the tenants name, who is on the lease, for this location so I may send this directly to the tenant with a copy to the owner. Certificate. Follow up 8-13-16.					
224 DORSET RD N	BRUSH LETTER	07/13/16 20161302	07/13/16 DAVIS, MATTHEW	11/10/16 DEBRIS REMOVED	07/18/16
7-13-16 dp Noticed a pile of unbagged/unbundled brush in the street gutter on the side street of this corner lot, Certificate follow up 7-18-16. 7-18-16 dp Debris gone close.					

417 LAKE ST	TRASH & DEBRIS	07/13/16 20161292	07/13/16 BUTCHER, LOIS	11/10/16	07/22/16
7-13-16 SB Trash, brush. certificate. follow up on 7-18-16					
7-18-16 sb Brush still there, now covered with clear plastic. 48 hr letter. Follow up 7-22-16					
7-19-16 sb Lois left a message 296-6616. She can't believe I'm only giving her 3 days to get this cleaned up. (I gave her 5 days orginally with 2 more days for the second letter). She didn't give me a date as to when she thought she'd have it cleaned up.					
7-19-16 sb I left a messge for Lois. Told her I would work with her on time, she just has to give me an idea as to when she thinks it might be done.					
7-22-16 cs trash and brush has been removed. Close					

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422 LAKE ST	TALL WEEDS/GRASS	07/26/16 20161396	07/26/16 CLARK, LEONARD	07/26/17
7-26-16 sb Tall weeds, certificate. Follow up on 8-2-16				

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426 LAKE ST	TALL WEEDS/GRASS N/A	07/26/16 20161395	07/26/16 HILL, JO ANN	07/26/17
7-26-16 sb Tall Weeds, certified. follow up on 8-3-16				

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224 NORWICH RD N	BRUSH LETTER WESTBROOK 3	07/13/16 20161282	07/13/16 LAMB, MELANIE	11/10/16	07/18/16
7-12-16 dp Noticed a pile of unbagged/unbundled brush in the street gutter, Certificate follow up 7-18-16.					
7-18-16 dp Debris gone close.					

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1102 MAIN ST W	TALL WEEDS/GRASS	07/13/16 20161296	07/13/16 HOOGLAND, KEITH	07/13/17
7-13-16 SB Tall Weeds, certificate. follow up on 7-20-16				
7-21-16 cs grass ok, follow up on 8-4-16				

CITY OF TROY - WARD SIX  
VIOLATIONS BY ADDRESS  
07/12/2016 TO 07/28/2016

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2522 ABERDEEN CT	TALL WEEDS/GRASS KINGS CHAPEL 4	07/13/16 20161294	07/13/16 HOFER, JOHN	07/13/17
7-13-16 SB Tall Weeds, certified. Follow up on 7-20-16				
7-18-16 sb Green card dated 7-15-16, 7-21-16				
7-19-16 sb John Hofer tel 308-5303. The tenants just had a premature baby and have gotten behind. Follow up 8-1-16				

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2526 ABERDEEN CT	TALL WEEDS/GRASS KINGS CHAPEL 4	07/13/16 20161293	07/13/16 SETTY, DORIS	07/13/17
7-13-16 SB Tall Weeds, certificate. follow up on 7-20-16				
7-21-16 sb Doris Setty left message. They are out of town until 7-26-16. Her dad mowed the area in question. Follow up 7-26-16.				
7-21-16 cs grass ok, follow up on 8-4-16 (check for the trash and junk where the weeds used to be)				

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2000 MAIN ST W	TALL WEEDS/GRASS	07/13/16 20161309	07/13/16 LOWE'S HOME CENTERS	07/13/17
7-13-16 SB Tall Weeds, certificate. follow up on 7-20-16				
7-18-16 sb Paul, Regional Manager, tel. 614-403-3107. They contacted their landscaper and will get this taken care of this week, follow up 7-25-16				
7-25-16 sb Grass ok, follow up 8-8-16				

0 STANFIELD RD W	TALL WEEDS/GRASS	07/13/16	07/13/16	07/13/17
	N/A	20161295	E & B DEVELOPMENT LLC	
7-13-16 SB Tall weeds at end of Kings chapel. certified. Follow up on 7-20-16				
7-18-16 sb Green card dated 7-15-16, follow up 7-21-16				
7-21-16 cs grass still tall, 48 hr letter sent. Follow up on 7-26-16				
7-25-16 sb Steve Bruns tel. He asked me for a list of property owners that abut his property. He is going to send letters to them asking them to quit dumping trash in his field. He will then ask the farmer who farms the field to mow. Follow up 7-29-16				
7-26-16 sb Steve Bruns tel. He is going to knock down the weeds at the end of Kings Chapel Dr and then if anyone calls in and still complains, we will go from there. Follow up 8-5-16				
2496 STANFIELD RD W	TALL WEEDS/GRASS	07/26/16	07/26/16	07/26/17
	N/A	20161397	NEWNAM, TERRY	
7-26-16 sb tall weeds, certified. follow up on 8-3-16				
2496 STANFIELD RD W	TRASH & DEBRIS	07/26/16	07/26/16	11/23/16
	N/A	20161398	NEWNAM, TERRI	
7-26-16 sb trash, certified. Follow up on 8-2-16				

# August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>7:00 p.m. Council</i>	2 <i>6:00 p.m. Park Board</i>	3	4	5	6
7	8	9	10 <i>3:30 p.m. Planning Commission</i>	11	12	13
14	15 <i>7:00 p.m. Council</i>	16	17 <i>4:00 p.m. Rec Board @ Hobart Arena</i>	18	19	20
21	22	23	24 <i>3:30 p.m. Planning Commission</i>	25	26	27
28	29	30	31			